

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2006 Assessment Roll

**Area Name / Number Lake City / 8**  
**Previous Physical Inspection: 2004**

**Improved Sales:**

Number of Sales: 1004  
 Range of Sale Dates: 1/2003 - 12/2005

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV*</b>
<b>2005 Value</b>	\$136,100	\$167,900	\$304,000	\$329,300	92.3%	13.56%
<b>2006 Value</b>	\$144,500	\$179,100	\$323,600	\$329,300	98.3%	13.50%
<b>Change</b>	+\$8,400	+\$11,200	+\$19,600		+6.0%	-0.06%
<b>% Change</b>	+6.2%	+6.7%	+6.4%		+6.5%	-0.44%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.06% and -0.44% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

<b>Population - Improved Parcel Summary:</b>			
	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2005 Value</b>	\$139,200	\$164,300	\$303,500
<b>2006 Value</b>	\$147,700	\$175,400	\$323,100
<b>Percent Change</b>	+6.1%	+6.8%	+6.5%

Number of one to three unit residences in the Population: 6179

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with houses that were built before 1940 had a lower assessment ratio than other properties and needed a greater upward adjustment. Properties with houses in very good condition were at a higher assessment ratio than other properties and needed less upward adjustment.

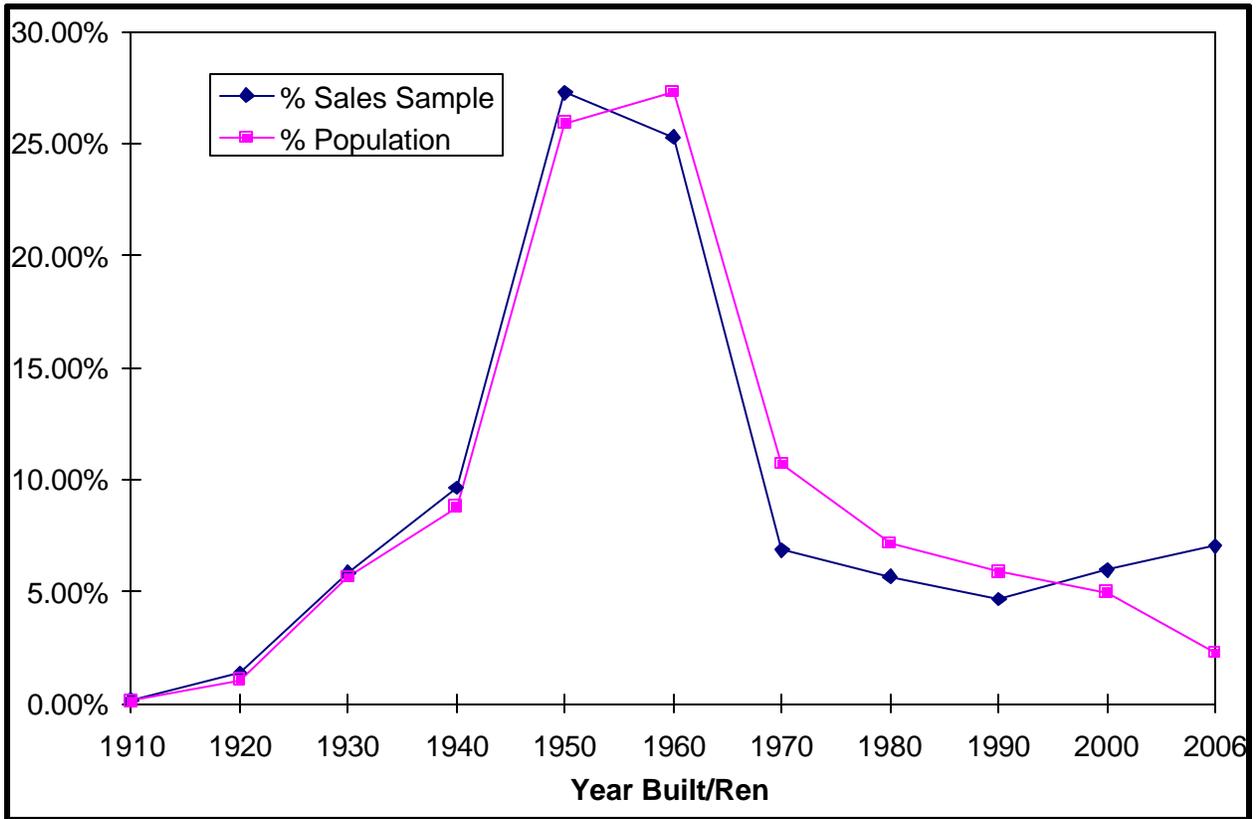
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

### Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	2	0.20%
1920	14	1.39%
1930	59	5.88%
1940	97	9.66%
1950	274	27.29%
1960	254	25.30%
1970	69	6.87%
1980	57	5.68%
1990	47	4.68%
2000	60	5.98%
2006	71	7.07%
	1004	

Population		
Year Built/Ren	Frequency	% Population
1910	9	0.15%
1920	67	1.08%
1930	350	5.66%
1940	543	8.79%
1950	1602	25.93%
1960	1688	27.32%
1970	662	10.71%
1980	444	7.19%
1990	365	5.91%
2000	308	4.98%
2006	141	2.28%
	6179	

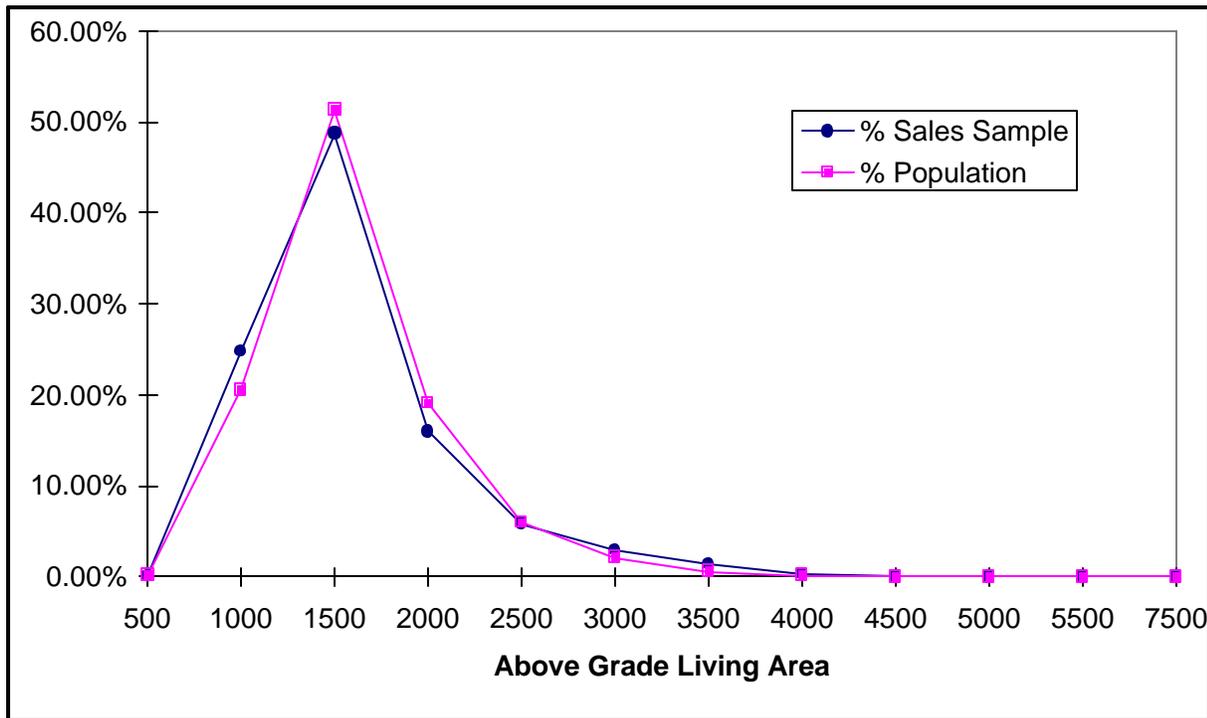


Sales of newer homes are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.10%
1000	249	24.80%
1500	489	48.71%
2000	160	15.94%
2500	59	5.88%
3000	29	2.89%
3500	14	1.39%
4000	3	0.30%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	1004	

Population		
AGLA	Frequency	% Population
500	9	0.15%
1000	1271	20.57%
1500	3169	51.29%
2000	1182	19.13%
2500	369	5.97%
3000	132	2.14%
3500	38	0.61%
4000	8	0.13%
4500	0	0.00%
5000	1	0.02%
5500	0	0.00%
7500	0	0.00%
	6179	

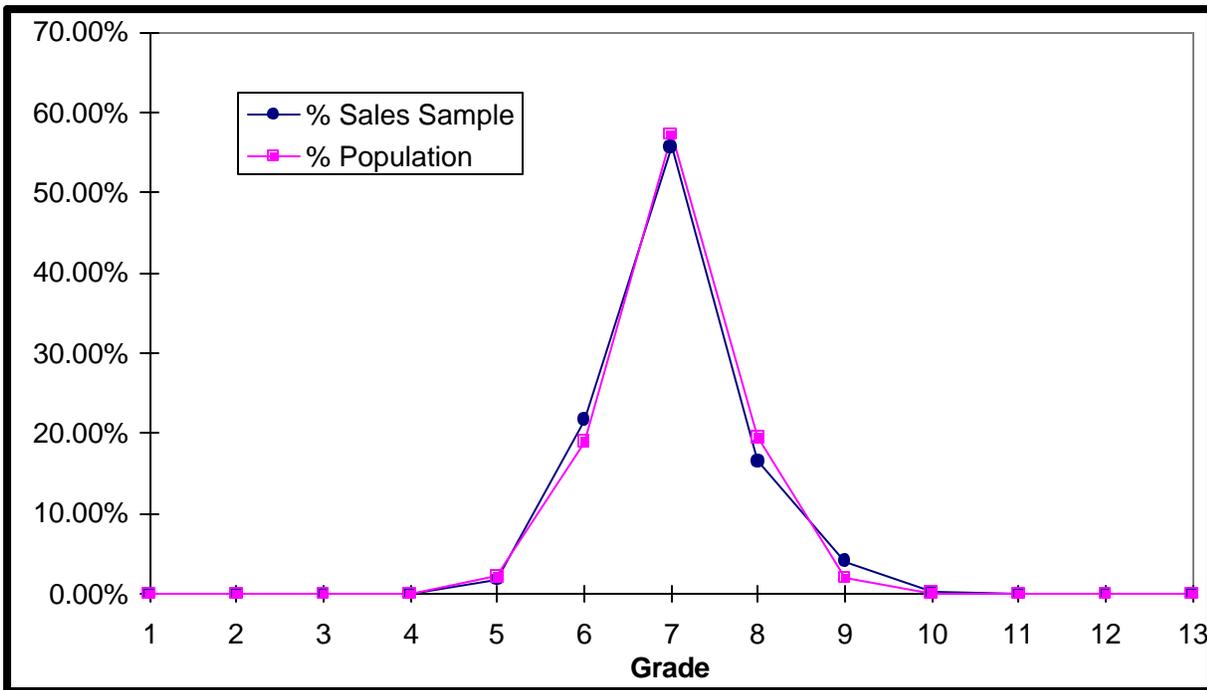


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

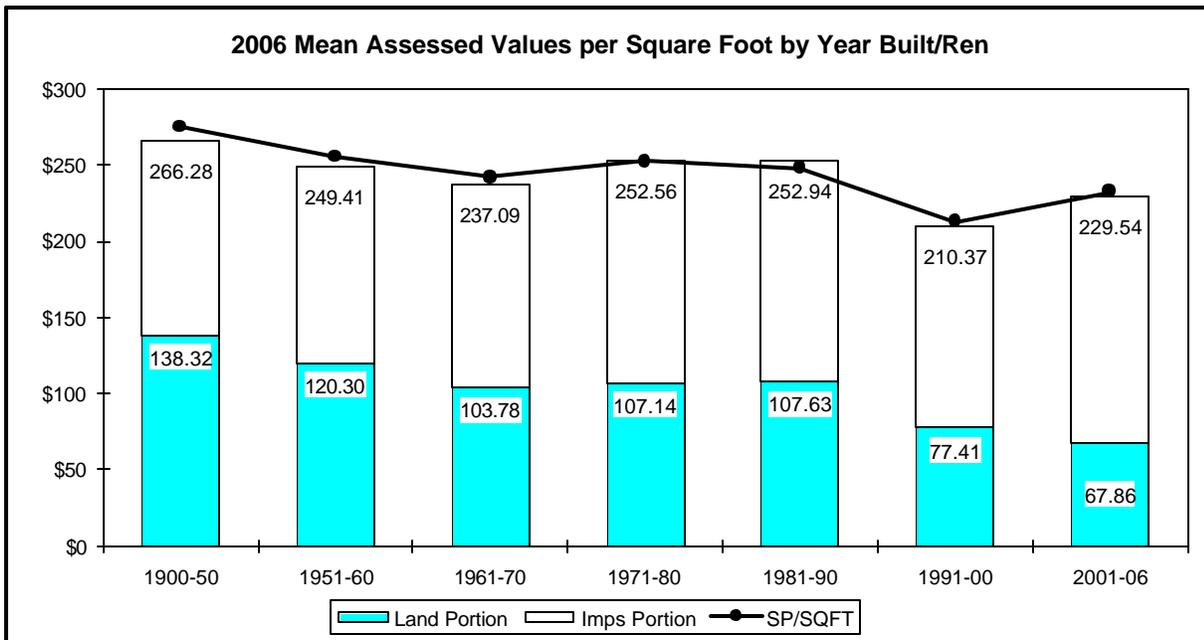
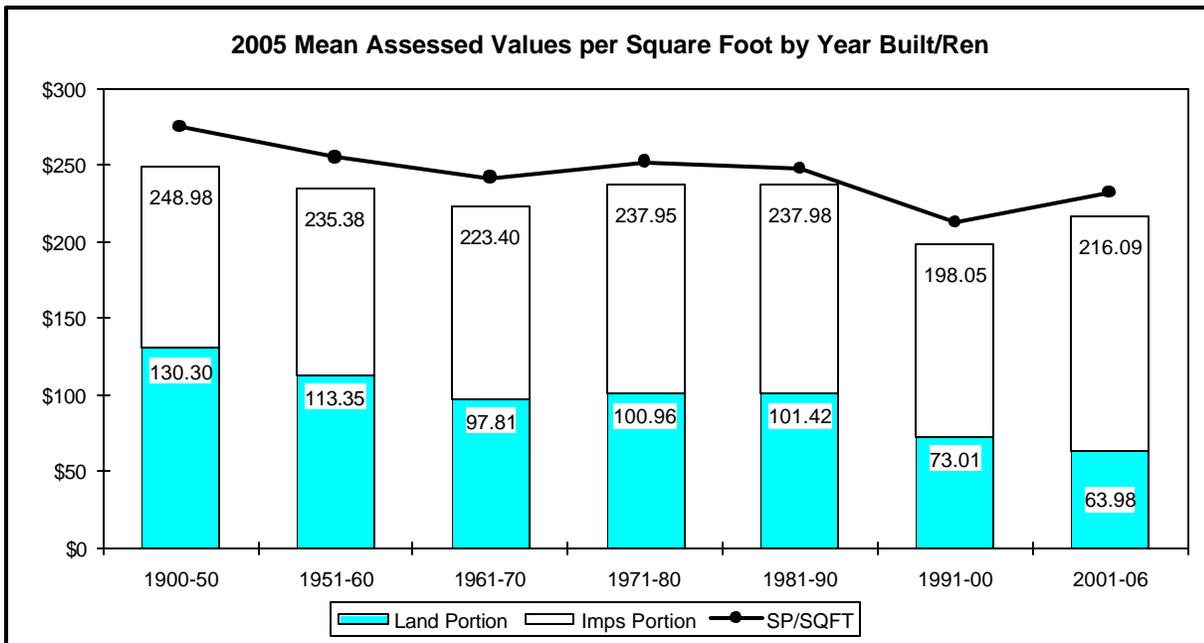
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	18	1.79%
6	218	21.71%
7	559	55.68%
8	166	16.53%
9	41	4.08%
10	2	0.20%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	1004	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	5	0.08%
5	132	2.14%
6	1169	18.92%
7	3537	57.24%
8	1206	19.52%
9	122	1.97%
10	7	0.11%
11	1	0.02%
12	0	0.00%
13	0	0.00%
	6179	



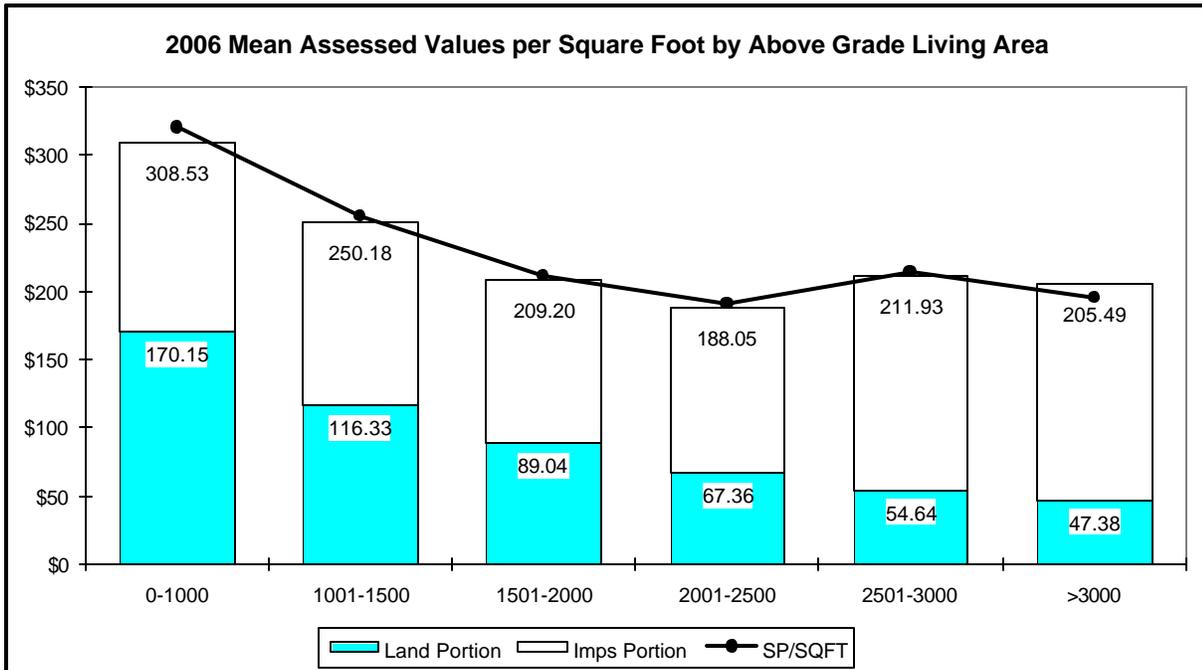
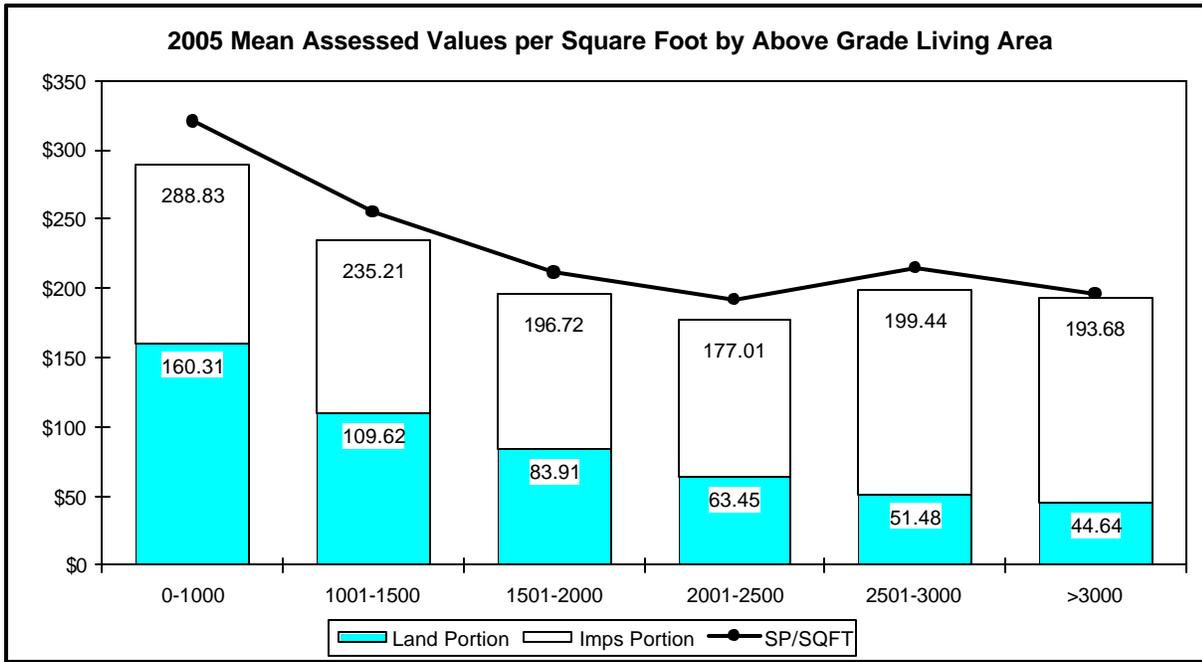
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## Comparison of 2005 and 2006 Per Square Foot Values By Year Built / Renovated



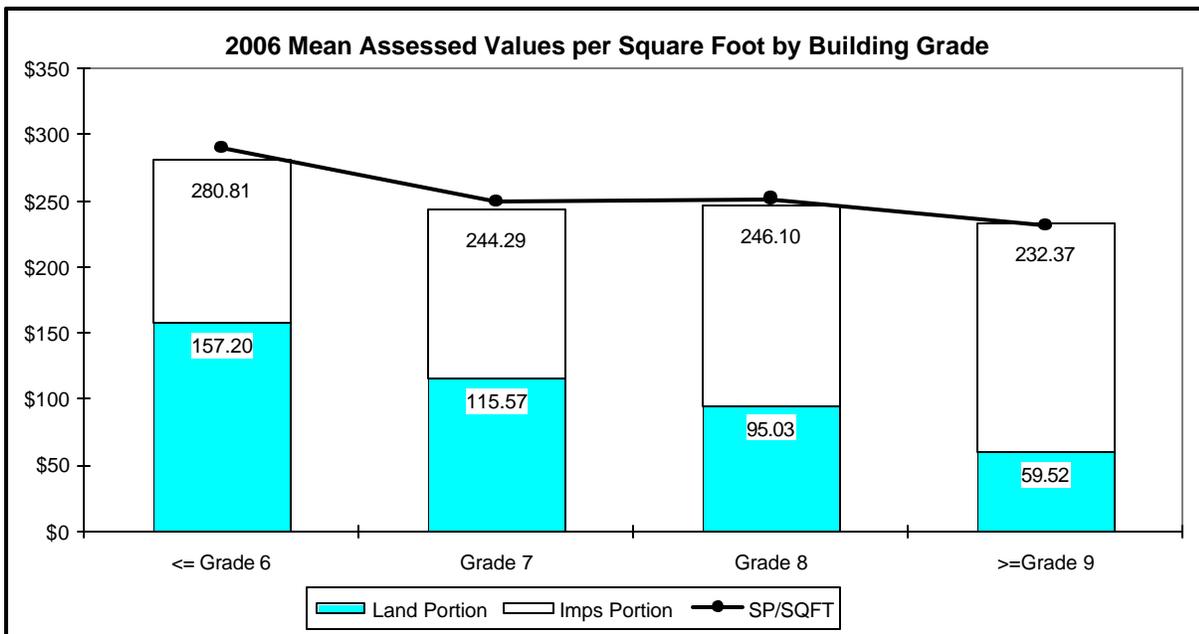
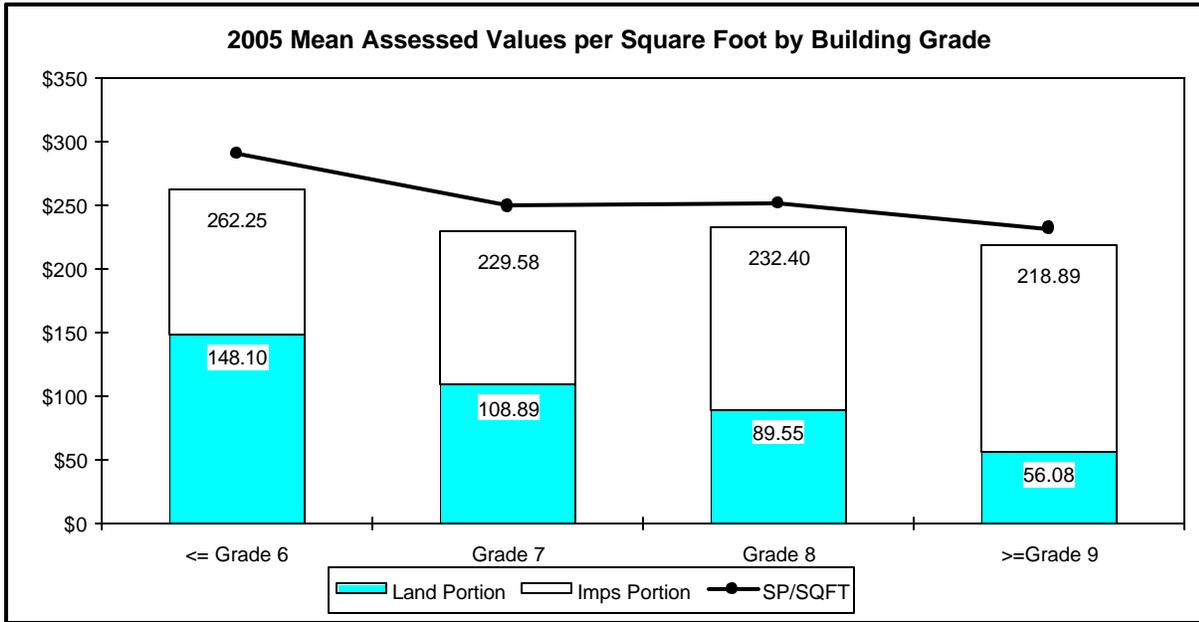
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Comparison of 2005 and 2006 Per Square Foot Values By Above Grade Living Area



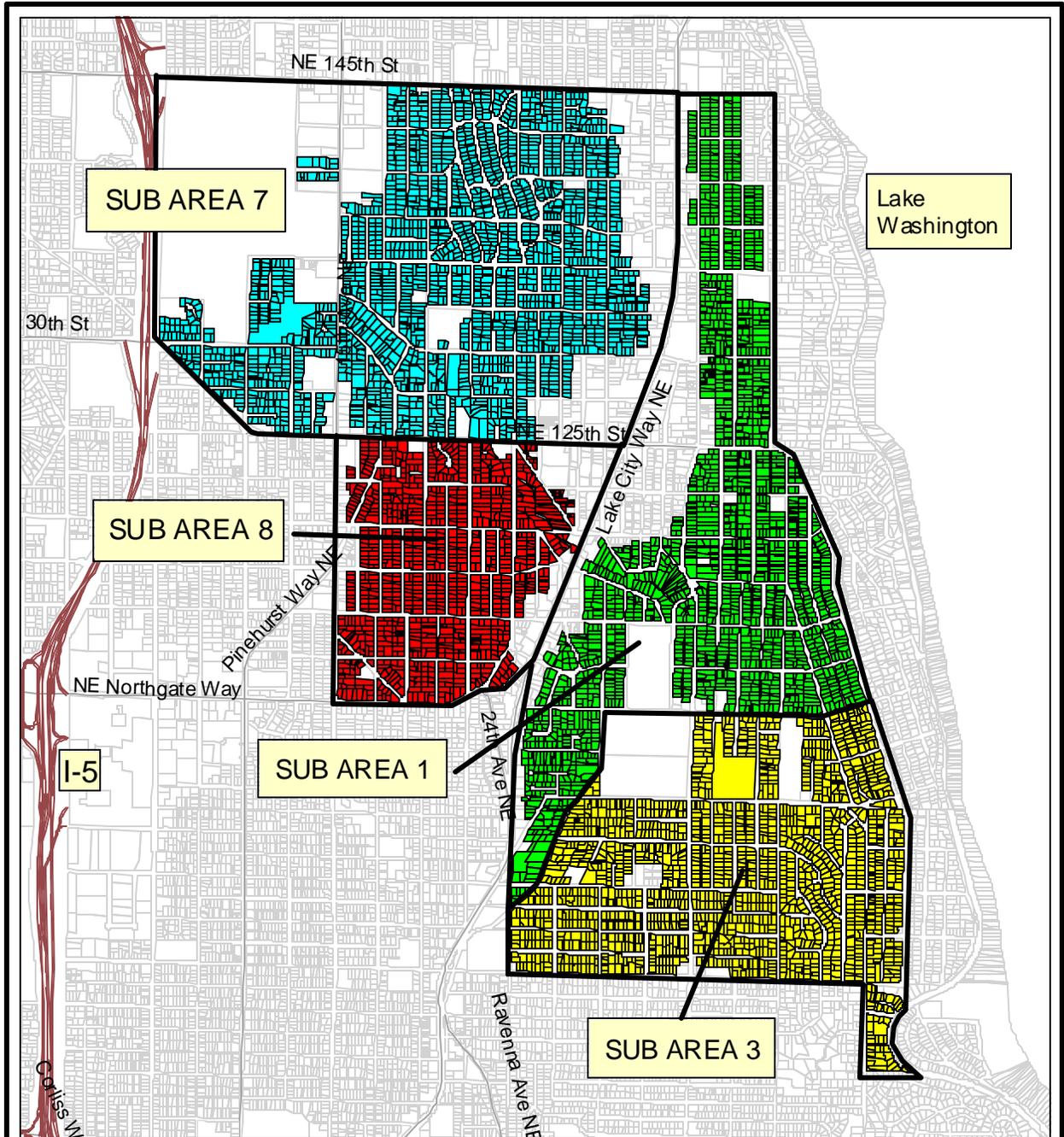
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Comparison of 2005 and 2006 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# Area 8 Map



## AREA 8 Sub Areas

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any damages, including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.  
File Name: DP\_010101.gdb



Department of Assessments

### Legend

- Fire ways
- Streets, primary
- Area8map#2.shp
- 1
- 3
- 7
- 8

# Annual Update Process

## ***Data Utilized***

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## ***Land update***

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change indicated by the sales sample, a market adjustment for land values was derived. The formula is:

$$\mathbf{2006\ Land\ Value = 2005\ Land\ Value \times 1.064,}$$

**with the result rounded down to the next \$1,000.**

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 1004 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with houses that were built before 1940 had a lower assessment ratio than other properties and needed a greater upward adjustment. Properties with houses in very good condition were at a higher assessment ratio than other properties and needed less upward adjustment.

The derived adjustment formula is:

**2006 Total Value = 2005 Total Value / .941355 - (.03725444 if Year Built before 1940) + (.03893463 if in Very Good Condition)**

The resulting total value is rounded down to the next \$1,000, *then*:

2006 Improvements Value = 2006 Total Value minus 2006 Land Value

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value \* 1.064) – (2006 Land Value) = New Improvement Value.
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value \* 1.064) – (2006 Land Value) = New Improvement Value.
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \* If residential properties exist on commercially zoned land, apply the model.

### ***Mobile Home Update***

There were no mobile home sales available for a separate analysis. There are only 3 parcels with mobile homes. Mobile home parcels will be valued using the Total % Change indicated by the sales sample. The resulting total value is calculated as follows:

**2006 Total Value = (2006 Land Value) + (Previous Improvement Value \* 1.064), with results rounded down to the next \$1,000**

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 8 Annual Update Model Adjustments

**2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

6.23%

<b>Year Built before 1940</b>	<b>Yes</b>
-------------------------------	------------

% Adjustment	4.38%
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<b>Very Good Condition</b>	<b>Yes</b>
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% Adjustment	-4.22%
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### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home built before 1940 (including homes renovated later) would *approximately* receive a 10.61% upward adjustment (6.23% + 4.38%). There are 916 parcels in the population with this characteristic of which 154 sold.

A home in Very Good Condition would *approximately* receive a 2.01% upward adjustment (6.23% -4.22%). There are 155 parcels in the population with this characteristic of which 50 sold.

83% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 8 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .983.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	18	0.889	0.960	8.0%	0.883	1.037
6	218	0.908	0.972	7.0%	0.953	0.990
7	559	0.925	0.984	6.4%	0.972	0.995
8	166	0.924	0.979	5.9%	0.960	0.998
9	41	0.948	1.006	6.1%	0.977	1.035
10	2	1.014	1.076	6.1%	0.915	1.238
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1940	172	0.887	0.966	9.0%	0.943	0.989
1941-1950	274	0.924	0.976	5.7%	0.960	0.993
1951-1960	254	0.926	0.980	5.9%	0.964	0.997
1961-1970	69	0.928	0.984	6.1%	0.951	1.018
1971-1980	57	0.939	0.997	6.2%	0.963	1.032
1981-1990	47	0.963	1.023	6.3%	0.989	1.058
1991-2000	60	0.932	0.991	6.4%	0.957	1.026
>2000	71	0.932	0.990	6.2%	0.968	1.012
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	4	0.822	0.900	9.5%	0.640	1.161
Average	624	0.924	0.983	6.4%	0.973	0.994
Good	326	0.918	0.982	7.0%	0.966	0.997
Very Good	50	0.952	0.983	3.3%	0.942	1.023
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	746	0.918	0.976	6.4%	0.967	0.986
1.5	118	0.919	0.987	7.4%	0.962	1.013
2	126	0.944	1.001	6.0%	0.981	1.021
>2	14	0.948	1.008	6.4%	0.950	1.067

## Area 8 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .983.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

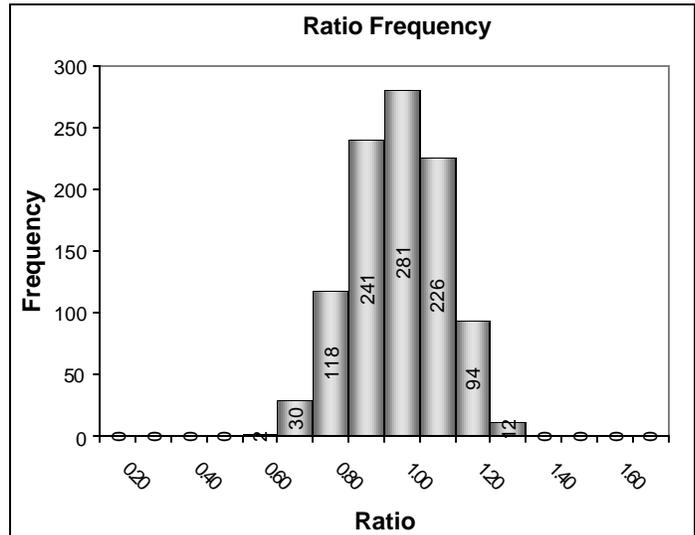
Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<801	76	0.898	0.958	6.7%	0.925	0.992
801-1000	174	0.904	0.966	6.8%	0.945	0.987
1001-1500	489	0.923	0.982	6.3%	0.970	0.994
1501-2000	160	0.932	0.991	6.3%	0.970	1.013
2001-2500	59	0.925	0.983	6.2%	0.947	1.018
>2500	46	0.954	1.013	6.2%	0.987	1.039
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Yes	29	0.964	1.023	6.2%	0.976	1.069
No	975	0.922	0.981	6.4%	0.973	0.990
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Yes	0	NA	NA	NA	NA	NA
No	1004	0.923	0.983	6.4%	0.974	0.991
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	288	0.910	0.970	6.6%	0.953	0.987
3	221	0.924	0.981	6.2%	0.963	0.999
7	331	0.926	0.984	6.3%	0.970	0.998
8	164	0.939	1.002	6.7%	0.983	1.022
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<5001	50	0.937	0.995	6.2%	0.957	1.033
5001-8000	529	0.923	0.981	6.3%	0.970	0.992
8001-12000	400	0.922	0.983	6.6%	0.970	0.997
>12000	25	0.923	0.980	6.2%	0.925	1.035
Year Built Before 1940 Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Yes	154	0.889	0.976	9.8%	0.951	1.001
No	850	0.929	0.984	5.9%	0.975	0.992

# Annual Update Ratio Study Report (Before)

## 2005 Assessments

<b>District/Team:</b> NW / Team 3	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 7/26/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> 8	<b>Appr ID:</b> DPAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	1004
<b>Mean Assessed Value</b>	304,000
<b>Mean Sales Price</b>	329,300
<b>Standard Deviation AV</b>	85,951
<b>Standard Deviation SP</b>	98,189
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.938
<b>Median Ratio</b>	0.938
<b>Weighted Mean Ratio</b>	0.923
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.582
<b>Highest ratio:</b>	1.247
<b>Coefficient of Dispersion</b>	11.11%
<b>Standard Deviation</b>	0.127
<b>Coefficient of Variation</b>	13.56%
<b>Price Related Differential (PRD)</b>	1.016
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.929
Upper limit	0.950
<b>95% Confidence: Mean</b>	
Lower limit	0.930
Upper limit	0.945
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	6179
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.127
<b>Recommended minimum:</b>	26
<b>Actual sample size:</b>	1004
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	501
# ratios above mean:	503
z:	0.063
<b>Conclusion:</b>	Normal*
*i.e. no evidence of non-normality	



**COMMENTS:**

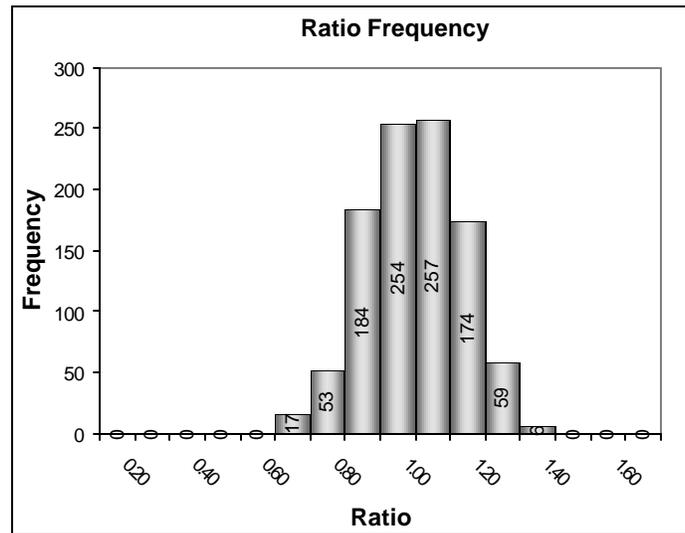
1 to 3 Unit Residences throughout area 8

# Annual Update Ratio Study Report (After)

## 2006 Assessments

<b>District/Team:</b> NW / Team 3	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 7/26/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> 8	<b>Appr ID:</b> DPAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	1004
<b>Mean Assessed Value</b>	323,600
<b>Mean Sales Price</b>	329,300
<b>Standard Deviation AV</b>	90,427
<b>Standard Deviation SP</b>	98,189
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.998
<b>Median Ratio</b>	1.000
<b>Weighted Mean Ratio</b>	0.983
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.641
<b>Highest ratio:</b>	1.357
<b>Coefficient of Dispersion</b>	11.01%
<b>Standard Deviation</b>	0.135
<b>Coefficient of Variation</b>	13.50%
<b>Price Related Differential (PRD)</b>	1.016
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.991
Upper limit	1.012
<b>95% Confidence: Mean</b>	
Lower limit	0.990
Upper limit	1.007
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	6179
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.135
<b>Recommended minimum:</b>	29
<b>Actual sample size:</b>	1004
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	501
# ratios above mean:	503
z:	0.063
<b>Conclusion:</b>	<b>Normal*</b>
<i>*i.e. no evidence of non-normality</i>	



**COMMENTS:**

1 to 3 Unit Residences throughout area 8  
Both assessment level and uniformity have been improved by application of the recommended values.

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

- |              |   |
|--------------|---|
| 1= Poor      | Many repairs needed. Showing serious deterioration  |
| 2= Fair      | Some repairs needed immediately. Much deferred maintenance.   |
| 3= Average   | Depending upon age of improvement; normal amount of upkeep for the age of the home.                             |
| 4= Good      | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation.   |

### **Residential Building Grades**

- |              |  |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure.   |
| Grade 4      | Generally older low quality construction. Does not meet code.  |
| Grade 5      | Lower construction costs and workmanship. Small, simple design.  |
| Grade 6      | Lowest grade currently meeting building codes. Low quality materials, simple designs.  |
| Grade 7      | Average grade of construction and design. Commonly seen in plats and older subdivisions.   |
| Grade 8      | Just above average in construction and design. Usually better materials in both the exterior and interior finishes.  |
| Grade 9      | Better architectural design, with extra exterior and interior design and quality.  |
| Grade 10     | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11     | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.                                 |
| Grade 12     | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.   |
| Grade 13     | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.           |

**Improved Sales Used in this Annual Update Analysis  
Area 8  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	344800	1920	1/13/04	\$215,000	570	0	5	1927	4	7597	N	N	11513 30TH AV NE
001	407780	0511	11/14/05	\$250,000	610	0	5	1947	3	7700	N	N	11045 40TH AV NE
001	407780	0475	7/15/05	\$283,000	640	0	5	1939	3	7455	N	N	11317 40TH AV NE
001	256830	0331	7/7/05	\$278,000	670	300	5	1947	3	7849	N	N	10331 FISCHER PL NE
001	145410	0010	3/21/05	\$170,000	720	0	5	1951	3	6050	N	N	3526 NE 134TH ST
001	383400	0190	5/23/05	\$269,950	740	0	5	1951	4	5747	N	N	13702 37TH AV NE
001	145410	0059	12/3/04	\$282,500	770	400	5	1932	3	5225	N	N	13017 37TH AV NE
001	882090	3335	7/18/05	\$250,000	780	0	5	1938	3	7946	N	N	11749 40TH AV NE
001	399270	0205	2/20/04	\$210,000	960	0	5	1939	4	5715	N	N	11537 39TH AV NE
001	882090	0435	4/12/04	\$289,500	970	0	5	1926	3	10446	N	N	12317 40TH AV NE
001	145410	0270	8/29/05	\$225,300	1220	0	5	1935	3	12001	N	N	12511 39TH AV NE
001	882290	1320	6/15/05	\$245,000	580	0	6	1941	4	3180	N	N	3316 NE 120TH ST
001	145410	0061	10/18/04	\$221,400	620	0	6	1928	3	4500	N	N	3546 NE 130TH ST
001	882090	0730	10/4/05	\$250,000	640	0	6	1938	3	10445	N	N	12338 36TH AV NE
001	882290	1360	10/11/04	\$200,000	640	0	6	1940	4	6080	N	N	12019 35TH AV NE
001	407780	0531	5/25/04	\$207,000	670	0	6	1951	4	7200	N	N	3616 NE 110TH ST
001	805850	0022	7/22/05	\$300,000	670	0	6	1930	4	7399	N	N	10707 28TH AV NE
001	075200	0160	3/2/04	\$214,600	700	0	6	1924	5	6560	N	N	3017 NE 115TH ST
001	344800	1935	6/9/03	\$242,000	700	0	6	1926	4	7738	N	N	11533 30TH AV NE
001	882090	0304	7/15/05	\$266,000	700	0	6	1939	4	4586	N	N	12335 SAND POINT WY NE
001	882090	3444	11/20/03	\$219,900	700	0	6	1938	3	7584	N	N	11752 38TH AV NE
001	383400	0780	7/30/04	\$247,500	720	400	6	1949	4	8149	N	N	13528 36TH AV NE
001	882090	3420	2/14/04	\$237,500	720	350	6	1950	3	10446	N	N	11720 38TH AV NE
001	882090	0680	1/21/04	\$189,000	730	0	6	1946	3	5245	N	N	3610 NE 123RD ST
001	882090	1225	5/3/04	\$285,000	740	140	6	1930	4	5246	N	N	3808 NE 120TH ST
001	383400	0475	7/27/05	\$190,000	760	0	6	1943	3	8735	N	N	3505 NE 140TH ST
001	882090	1470	6/10/05	\$225,000	760	0	6	1952	3	4121	N	N	12022 40TH AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 8  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	882090	1470	2/27/04	\$186,000	760	0	6	1952	3	4121	N	N	12022 40TH AV NE
001	075200	0050	11/11/03	\$259,950	770	200	6	1926	4	5280	N	N	11328 30TH AV NE
001	393590	0285	11/4/05	\$317,000	780	0	6	1942	3	7414	N	N	11325 ALTON AV NE
001	882090	3365	2/27/03	\$184,000	780	0	6	1938	3	10446	N	N	11731 40TH AV NE
001	344800	2110	4/15/04	\$284,950	790	400	6	1948	4	5500	N	N	11516 32ND AV NE
001	882090	2905	2/25/04	\$265,200	790	450	6	1941	4	7733	N	N	11715 SAND POINT WY NE
001	145410	0163	1/6/05	\$224,000	800	0	6	1949	4	6092	N	N	3528 NE 125TH ST
001	882090	3110	7/20/04	\$188,000	800	0	6	1937	3	7733	N	N	11745 BARTLETT AV NE
001	145410	0055	3/1/04	\$207,500	810	0	6	1948	3	4276	N	N	13013 37TH AV NE
001	399270	0230	11/10/04	\$339,000	810	0	6	1949	4	7620	N	N	11527 39TH AV NE
001	882090	0572	1/20/05	\$245,000	820	0	6	1957	4	5957	N	N	3625 NE 125TH ST
001	075100	0145	3/31/05	\$312,200	830	120	6	1948	3	7740	N	N	11350 34TH AV NE
001	344800	2105	11/15/04	\$270,000	830	0	6	1954	3	5500	N	N	11524 32ND AV NE
001	882090	3260	1/30/04	\$226,000	830	0	6	1930	3	8242	N	N	11738 40TH AV NE
001	981170	0060	7/2/03	\$254,500	840	0	6	1952	4	6920	N	N	11016 30TH AV NE
001	399270	0550	6/19/03	\$267,500	860	0	6	1933	3	11200	N	N	11515 SAND POINT WY NE
001	407780	0426	6/14/04	\$299,000	870	630	6	1937	3	12000	N	N	11050 40TH AV NE
001	932480	0120	8/10/05	\$231,500	870	0	6	1930	4	8126	N	N	14052 35TH AV NE
001	383400	0195	10/7/03	\$220,000	900	0	6	1948	5	4800	N	N	3710 NE 137TH ST
001	383400	0655	12/22/03	\$275,000	900	300	6	1928	3	8768	N	N	3524 NE 135TH ST
001	399270	0405	11/12/04	\$320,000	900	0	6	1940	4	9525	N	N	11528 39TH AV NE
001	882090	0720	12/8/04	\$279,000	900	0	6	1942	4	10445	N	N	12324 36TH AV NE
001	882090	3025	8/16/05	\$285,000	900	0	6	1937	4	7733	N	N	11730 BARTLETT AV NE
001	882090	3025	6/26/03	\$199,500	900	0	6	1937	4	7733	N	N	11730 BARTLETT AV NE
001	882090	3080	4/12/05	\$274,000	910	0	6	1951	3	5759	N	N	11750 BARTLETT AV NE
001	282604	9055	3/9/04	\$329,000	920	0	6	1924	4	8308	N	N	10501 RAVENNA AV NE
001	882090	3155	2/9/05	\$295,000	920	0	6	1942	3	5800	N	N	11725 BARTLETT AV NE
001	344800	1975	10/18/05	\$298,000	930	0	6	1924	4	6600	N	N	11518 30TH AV NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 8**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	399270	0530	4/22/05	\$320,000	930	0	6	1947	4	7227	N	N	11550 ALTON AV NE
001	383400	0280	10/7/04	\$302,000	940	290	6	1951	3	8145	N	N	13751 37TH AV NE
001	399270	0585	10/4/04	\$320,000	940	940	6	1941	3	9360	N	N	11534 BARTLETT AV NE
001	882090	0659	6/22/04	\$262,200	940	0	6	1967	3	5273	N	N	3630 NE 123RD ST
001	282604	9109	7/11/05	\$339,950	950	0	6	1940	4	10550	N	N	2527 NE 107TH ST
001	282604	9109	9/2/04	\$280,000	950	0	6	1940	4	10550	N	N	2527 NE 107TH ST
001	766370	0262	2/18/04	\$240,000	950	0	6	1946	3	7945	N	N	14311 35TH AV NE
001	766370	0271	4/1/05	\$207,500	950	430	6	1946	2	7294	N	N	14303 35TH AV NE
001	766370	0952	2/17/04	\$268,500	950	0	6	1947	4	7945	N	N	14287 35TH AV NE
001	882090	0715	6/16/04	\$230,800	950	150	6	1939	4	7200	N	N	12320 36TH AV NE
001	766370	0943	7/22/03	\$264,000	960	0	6	1947	4	7945	N	N	14291 35TH AV NE
001	882090	0828	7/1/04	\$287,500	960	300	6	1940	3	10640	N	N	12341 36TH AV NE
001	882090	0872	4/21/05	\$297,000	960	120	6	1947	4	9600	N	N	12307 36TH AV NE
001	882190	0165	2/12/03	\$190,000	960	540	6	1929	4	7116	N	N	11752 35TH AV NE
001	882090	3675	3/16/04	\$279,000	980	0	6	1929	4	10080	N	N	11731 36TH AV NE
001	981170	0125	3/4/05	\$249,000	990	0	6	1925	3	6920	N	N	11017 31ST AV NE
001	145410	0247	6/25/04	\$310,000	1020	0	6	1954	4	9480	N	N	12536 37TH AV NE
001	399270	0462	12/2/04	\$332,000	1030	300	6	1946	4	6275	N	N	11514 40TH AV NE
001	399270	0521	1/6/03	\$244,000	1030	0	6	1951	4	6720	N	N	11526 ALTON AV NE
001	344800	2250	1/16/04	\$239,000	1040	0	6	1950	4	6710	N	N	11539 34TH AV NE
001	393590	0198	12/13/05	\$444,000	1050	850	6	1942	5	6896	N	N	4230 NE 113TH ST
001	882090	0753	4/24/03	\$234,950	1050	0	6	1948	4	9063	N	N	3617 NE 125TH ST
001	882090	2990	5/24/05	\$319,000	1050	0	6	1953	3	7733	N	N	11718 BARTLETT AV NE
001	075200	0135	7/22/03	\$227,500	1060	0	6	1950	3	7920	N	N	11343 31ST AV NE
001	407780	0537	7/20/04	\$345,000	1070	160	6	1925	4	6075	N	N	11047 38TH AV NE
001	890300	0010	4/16/04	\$265,000	1080	140	6	1943	3	4875	N	N	11355 28TH AV NE
001	399320	0020	10/1/03	\$373,000	1090	500	6	1947	5	6350	N	N	11543 40TH AV NE
001	882090	3425	9/18/03	\$218,000	1100	0	6	1938	4	10446	N	N	11728 38TH AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 8  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	145410	0231	3/20/03	\$190,600	1150	0	6	1986	3	7501	N	N	12556 37TH AV NE
001	882090	1049	2/20/04	\$266,266	1150	0	6	1948	4	7000	N	N	3636 NE 120TH ST
001	145360	2307	6/16/04	\$251,850	1160	270	6	1999	3	1650	N	N	12732 A 35TH AV NE
001	932480	0140	11/16/04	\$275,000	1160	0	6	1929	4	8135	N	N	14020 35TH AV NE
001	981170	0070	10/19/04	\$318,107	1160	300	6	1939	4	7420	N	N	3008 NE 110TH ST
001	882090	0540	1/9/03	\$242,950	1170	0	6	1930	5	5223	N	N	12348 38TH AV NE
001	075100	0160	5/18/03	\$254,000	1180	120	6	1948	3	7740	N	N	11351 35TH AV NE
001	145410	0327	5/29/03	\$259,950	1180	0	6	1948	4	6001	N	N	3737 NE 130TH ST
001	890250	0230	5/24/04	\$259,000	1260	0	6	1920	3	7202	N	N	11037 30TH AV NE
001	145360	2181	9/22/05	\$309,000	1300	380	6	1920	4	6251	N	N	13038 35TH AV NE
001	145360	2181	8/29/03	\$219,950	1300	380	6	1920	4	6251	N	N	13038 35TH AV NE
001	981170	0045	9/19/05	\$309,247	1300	0	6	1938	4	7762	N	N	11026 30TH AV NE
001	145410	0103	9/15/05	\$345,200	1340	0	6	1949	3	6126	N	N	3533 NE 130TH ST
001	407780	0495	4/19/04	\$310,000	1370	0	6	1925	4	10220	N	N	11022 38TH AV NE
001	932480	0066	11/1/05	\$295,000	1440	0	6	1940	4	8115	N	N	14319 36TH AV NE
001	393590	0350	4/12/05	\$370,000	1650	0	6	1947	4	6480	N	N	3927 NE 115TH ST
001	393590	0350	8/26/04	\$305,000	1650	0	6	1947	4	6480	N	N	3927 NE 115TH ST
001	882090	0686	6/26/03	\$259,950	840	480	7	1981	3	5245	N	N	12308 36TH AV NE
001	311960	0070	5/5/05	\$285,000	850	510	7	1976	3	7234	N	N	10725 30TH AV NE
001	407780	0218	7/28/04	\$313,000	850	550	7	1949	3	10480	N	N	11340 ALTON AV NE
001	256830	0156	7/20/04	\$295,000	870	550	7	1953	3	6750	N	N	10337 RAVENNA AV NE
001	383400	0890	3/8/05	\$296,000	890	0	7	1949	4	8148	N	N	13538 37TH AV NE
001	407780	0514	6/23/05	\$315,000	890	0	7	1951	3	7200	N	N	3831 NE 113TH ST
001	407780	0517	10/18/04	\$235,000	910	0	7	1953	3	6720	N	N	11051 40TH AV NE
001	145360	2022	10/17/05	\$251,000	920	0	7	1953	3	7200	N	N	13406 35TH AV NE
001	145360	2022	8/17/04	\$235,900	920	0	7	1953	3	7200	N	N	13406 35TH AV NE
001	145410	0155	6/22/05	\$343,000	930	930	7	1930	4	10000	N	N	12515 37TH AV NE
001	399270	0632	1/29/04	\$392,000	940	800	7	1949	5	7716	N	N	4105 NE 115TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 8  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	932480	0131	11/9/04	\$234,000	940	0	7	1967	4	7453	N	N	14038 35TH AV NE
001	882090	0658	3/22/05	\$340,000	950	130	7	1932	3	5223	N	N	3626 NE 123RD ST
001	145360	2240	11/10/05	\$333,000	960	0	7	1951	3	5001	N	N	3520 NE 130TH ST
001	882090	0993	8/29/05	\$325,000	960	0	7	1951	4	6400	N	N	3625 NE 123RD ST
001	145410	0052	8/22/03	\$235,000	970	440	7	1982	3	6001	N	N	13029 B 37TH AV NE
001	344800	2295	10/11/05	\$350,000	970	340	7	1952	3	14376	N	N	11719 33RD PL NE
001	344800	2300	6/2/04	\$320,000	970	0	7	1952	3	14560	N	N	11725 33RD PL NE
001	393590	0281	12/23/05	\$428,000	970	200	7	1951	4	9092	N	N	11327 ALTON AV NE
001	932480	0175	6/28/05	\$353,950	970	0	7	1933	4	8139	N	N	14015 36TH AV NE
001	882090	2810	3/23/04	\$295,000	1000	0	7	1944	4	8430	N	N	11767 SAND POINT WY NE
001	981170	0165	10/30/03	\$215,000	1000	0	7	1959	3	6675	N	N	3023 NE 113TH ST
001	882090	0449	5/21/04	\$252,000	1010	0	7	1990	3	5291	N	N	3830 NE 123RD ST
001	383400	0365	1/21/04	\$290,000	1020	960	7	1944	4	8145	N	N	13740 36TH AV NE
001	399270	0625	3/2/05	\$329,000	1020	500	7	1941	3	7554	N	N	11347 SAND POINT WY NE
001	514400	0090	6/21/04	\$299,000	1050	0	7	1954	3	6078	N	N	2701 NE 110TH ST
001	145410	0255	10/4/04	\$320,000	1060	580	7	1971	3	5680	N	N	12510 37TH AV NE
001	882090	1065	11/20/03	\$200,000	1060	0	7	1938	4	5446	N	N	3604 NE 120TH ST
001	890250	0311	11/30/05	\$322,500	1060	200	7	1953	4	10143	N	N	11012 27TH AV NE
001	256830	0281	9/9/03	\$229,500	1070	0	7	1954	3	6600	N	N	10356 FISCHER PL NE
001	407780	0446	6/14/04	\$315,000	1070	0	7	1920	4	8030	N	N	4000 NE 110TH ST
001	882090	0765	7/21/03	\$255,000	1070	0	7	1950	4	5625	N	N	12359 36TH AV NE
001	145360	2281	9/20/05	\$289,000	1090	320	7	1997	3	2040	N	N	12742 35TH AV NE
001	145360	2283	2/11/03	\$211,000	1090	230	7	1997	3	1462	N	N	12742 B 35TH AV NE
001	145360	2284	3/25/04	\$242,500	1090	230	7	1997	3	2040	N	N	12742 G 35TH AV NE
001	145360	2323	7/22/03	\$247,500	1100	0	7	2000	3	1388	N	N	12726 C 35TH AV NE
001	417710	0075	9/13/04	\$315,000	1100	1100	7	1950	3	7921	N	N	11333 38TH AV NE
001	932480	0150	3/29/04	\$274,500	1100	0	7	1956	4	8139	N	N	14014 35TH AV NE
001	145360	2065	7/13/04	\$290,000	1120	0	7	1938	4	8200	N	N	13226 35TH AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 8  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	882090	3610	3/5/03	\$298,000	1120	400	7	1962	3	10446	N	N	11730 36TH AV NE
001	407780	0435	7/29/04	\$284,000	1130	0	7	1951	3	7800	N	N	4040 NE 110TH ST
001	407780	0472	8/11/05	\$317,600	1130	0	7	1950	4	7970	N	N	3822 NE 113TH ST
001	882090	1475	10/11/04	\$292,000	1130	700	7	1973	3	4121	N	N	12024 40TH AV NE
001	981170	0139	9/19/05	\$352,000	1130	0	7	1980	3	7208	N	N	11025 31ST AV NE
001	882090	1495	8/23/05	\$325,900	1140	720	7	1987	3	4121	N	N	12040 40TH AV NE
001	882090	1495	5/5/03	\$249,000	1140	720	7	1987	3	4121	N	N	12040 40TH AV NE
001	399270	0621	10/20/03	\$274,950	1150	0	7	1992	3	6810	N	N	4127 NE 115TH ST
001	145360	2313	7/27/05	\$275,000	1160	270	7	1999	3	1650	N	N	12734 35TH AV NE
001	145360	2315	8/19/03	\$234,950	1160	270	7	1999	3	1650	N	N	12736 35TH AV NE
001	145410	0035	1/27/04	\$286,500	1160	550	7	1959	4	8001	N	N	13057 37TH AV NE
001	145410	0101	7/20/04	\$200,000	1160	0	7	1949	3	6126	N	N	3539 NE 130TH ST
001	145410	0162	4/15/03	\$215,000	1160	0	7	1949	4	6135	N	N	3532 NE 125TH ST
001	933840	0015	9/22/04	\$303,060	1160	0	7	1949	3	7680	N	N	11306 ALTON AV NE
001	933840	0025	1/23/03	\$219,950	1160	0	7	1949	5	6600	N	N	4208 NE 113TH ST
001	145410	0291	8/25/03	\$312,000	1170	860	7	1961	4	7900	N	N	12551 39TH AV NE
001	145410	0384	1/3/05	\$322,500	1170	880	7	1960	4	9051	N	N	13044 37TH AV NE
001	407780	0520	4/17/03	\$285,000	1170	520	7	1958	3	9000	N	N	11027 40TH AV NE
001	145410	0307	12/13/05	\$332,000	1180	400	7	1968	4	8041	N	N	12729 39TH AV NE
001	311960	0020	11/12/04	\$366,000	1180	870	7	1974	3	7274	N	N	10702 28TH AV NE
001	399270	0018	3/18/05	\$304,000	1180	420	7	1965	3	6769	N	N	11538 35TH AV NE
001	407780	0460	10/25/05	\$415,000	1180	550	7	1951	3	9349	N	N	11314 38TH AV NE
001	890300	0014	12/1/05	\$289,950	1180	0	7	1949	3	6480	N	N	11345 28TH AV NE
001	932480	0290	4/4/05	\$305,600	1180	0	7	1950	4	8133	N	N	14027 37TH AV NE
001	145360	2265	4/28/04	\$284,822	1200	270	7	2004	3	1507	N	N	3515 C NE 130TH ST
001	145360	2266	4/19/04	\$290,529	1200	280	7	2004	3	1494	N	N	3515 D NE 130TH ST
001	145410	0161	4/19/05	\$314,700	1200	0	7	1970	3	6178	N	N	3538 NE 125TH ST
001	407780	0528	3/12/03	\$285,000	1200	600	7	1974	3	7700	N	N	3828 NE 110TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 8  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	637000	0040	5/21/04	\$331,000	1200	800	7	1959	4	5096	N	N	2560 NE 106TH PL
001	882090	3250	7/28/05	\$407,000	1200	0	7	1930	4	8242	N	N	11736 40TH AV NE
001	981170	0150	9/13/05	\$375,000	1200	0	7	1965	4	9379	N	N	11047 31ST AV NE
001	145410	0243	11/7/03	\$270,000	1220	600	7	1968	4	7501	N	N	12540 37TH AV NE
001	393590	0190	1/27/03	\$295,000	1220	620	7	1985	3	7319	N	N	11321 SAND POINT WY NE
001	890250	0128	11/3/03	\$290,000	1220	500	7	1958	3	15600	N	N	2620 NE 113TH ST
001	282604	9202	8/30/04	\$275,000	1230	240	7	1937	4	9959	N	N	2535 NE 110TH ST
001	890250	0114	4/6/04	\$344,950	1230	640	7	1991	3	7510	N	N	2712 NE 113TH ST
001	145360	2161	8/11/03	\$248,500	1240	0	7	1941	3	7440	N	N	13032 35TH AV NE
001	890250	0235	7/23/03	\$335,000	1240	820	7	1992	3	7200	N	N	11033 30TH AV NE
001	882090	0754	11/19/03	\$259,950	1250	0	7	1987	5	8389	N	N	12360 36TH AV NE
001	145360	2262	5/27/04	\$291,990	1260	400	7	2004	3	1506	N	N	3515 A NE 130TH ST
001	145360	2264	4/8/04	\$296,157	1260	400	7	2004	3	1494	N	N	3515 B NE 130TH ST
001	145410	0394	7/27/03	\$265,000	1260	0	7	1976	3	10527	N	N	13028 37TH AV NE
001	383400	0635	8/19/05	\$445,000	1270	570	7	1953	4	8149	N	N	13527 36TH AV NE
001	145410	0032	7/15/03	\$285,000	1280	970	7	1982	3	7208	N	N	13069 37TH AV NE
001	383400	0432	1/6/03	\$263,500	1280	0	7	1990	3	7200	N	N	3510 NE 137TH ST
001	637000	0045	3/31/04	\$200,000	1280	0	7	1955	3	6870	N	N	10524 27TH AV NE
001	399270	0022	12/22/04	\$260,000	1290	800	7	1968	3	6350	N	N	11515 36TH AV NE
001	932480	0250	11/11/04	\$250,000	1290	0	7	1955	3	8139	N	N	14014 36TH AV NE
001	981170	0138	6/9/04	\$259,000	1300	0	7	1966	4	6250	N	N	11039 31ST AV NE
001	145360	2200	11/1/04	\$295,000	1310	850	7	1941	3	7280	N	N	13018 35TH AV NE
001	407780	0222	10/13/05	\$316,000	1320	0	7	1950	3	8743	N	N	11346 BARTLETT AV NE
001	407780	0259	9/27/05	\$319,000	1320	0	7	1952	4	7800	N	N	11040 ALTON AV NE
001	932480	0240	8/16/05	\$410,000	1320	0	7	1941	4	8135	N	N	14028 36TH AV NE
001	932480	0240	3/21/05	\$295,950	1320	0	7	1941	4	8135	N	N	14028 36TH AV NE
001	882090	1226	9/3/04	\$295,000	1330	0	7	1959	4	5200	N	N	12002 38TH AV NE
001	882090	3290	12/8/03	\$230,000	1330	0	7	1937	4	6873	N	N	4007 NE 120TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 8  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	882190	0100	12/22/05	\$424,000	1340	790	7	2003	3	5553	N	N	12046 35TH AV NE
001	890300	0026	9/17/04	\$320,000	1350	440	7	1960	3	7453	N	N	11329 28TH AV NE
001	145360	2287	11/10/04	\$289,950	1380	420	7	1997	3	2174	N	N	12742 C 35TH AV NE
001	145360	2288	9/13/05	\$286,000	1380	420	7	1997	4	1365	N	N	12742 D 35TH AV NE
001	282604	9267	5/8/03	\$294,000	1380	910	7	1995	3	6961	N	N	2559 NE 107TH ST
001	282604	9268	4/25/05	\$399,000	1380	910	7	1995	3	6510	N	N	2561 NE 107TH ST
001	981170	0035	7/27/04	\$380,000	1380	700	7	1964	4	8602	N	N	11032 30TH AV NE
001	383400	0785	2/24/05	\$300,000	1400	0	7	1924	3	9506	N	N	13540 36TH AV NE
001	145410	0408	9/10/03	\$294,950	1410	1180	7	1987	3	5001	N	N	3726 NE 130TH ST
001	256830	0205	3/14/03	\$330,000	1410	780	7	1972	3	13754	N	N	10011 RAVENNA AV NE
001	344800	2225	7/1/05	\$275,700	1410	0	7	1954	3	8465	N	N	11515 34TH AV NE
001	890250	0253	6/13/03	\$277,000	1410	0	7	1949	4	7996	N	N	2820 NE 110TH ST
001	383400	0650	10/5/04	\$318,000	1430	540	7	1956	3	8149	N	N	13511 36TH AV NE
001	932480	0160	1/8/03	\$275,000	1440	0	7	1987	4	8143	N	N	3512 NE 140TH ST
001	075100	0125	11/18/04	\$340,000	1450	1600	7	1987	3	7740	N	N	11326 34TH AV NE
001	882090	3402	1/28/04	\$262,000	1450	0	7	1953	3	10619	N	N	3902 NE 117TH ST
001	383400	0305	7/25/05	\$294,950	1460	0	7	1965	3	8146	N	N	13721 37TH AV NE
001	145410	0411	10/14/04	\$242,000	1470	0	7	1948	3	6501	N	N	3740 NE 130TH ST
001	407780	0451	12/8/04	\$361,000	1470	1200	7	1948	4	5737	N	N	4020 NE 113TH ST
001	145410	0313	8/20/03	\$342,000	1480	770	7	1993	3	9200	N	N	12735 B 39TH AV NE
001	407780	0445	5/6/03	\$305,000	1490	0	7	1958	5	11840	N	N	11028 40TH AV NE
001	145410	0262	11/30/04	\$290,000	1500	0	7	1948	4	6359	N	N	3712 NE 125TH ST
001	344800	2025	12/29/05	\$427,000	1510	480	7	1946	4	5855	N	N	3015 NE 117TH ST
001	344800	2025	10/23/03	\$340,000	1510	480	7	1946	4	5855	N	N	3015 NE 117TH ST
001	407780	0589	4/14/03	\$252,000	1510	0	7	1962	4	9211	N	N	3512 NE 113TH ST
001	399270	0141	1/28/03	\$268,000	1520	0	7	1952	4	8100	N	N	11532 36TH AV NE
001	407780	0544	7/23/04	\$330,000	1540	0	7	1940	4	11376	N	N	11020 35TH AV NE
001	882090	3070	11/16/04	\$310,000	1550	0	7	1950	4	5411	N	N	11744 BARTLETT AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 8  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	882090	3070	1/28/03	\$250,000	1550	0	7	1950	4	5411	N	N	11744 BARTLETT AV NE
001	282604	9147	5/5/05	\$335,000	1570	0	7	1959	3	11665	N	N	10731 30TH AV NE
001	882090	1200	5/20/05	\$360,000	1580	0	7	1939	5	6891	N	N	3826 NE 120TH ST
001	145360	2322	8/26/03	\$290,700	1590	0	7	2000	4	2173	N	N	12724 35TH AV NE
001	383400	0460	10/13/05	\$364,950	1610	0	7	1926	4	9071	N	N	13744 35TH AV NE
001	145410	0286	10/26/04	\$425,000	1620	1380	7	1961	4	14902	N	N	12543 39TH AV NE
001	145410	0392	6/9/05	\$469,950	1620	1160	7	1963	4	8501	N	N	13038 37TH AV NE
001	344800	0821	4/29/03	\$239,500	1620	0	7	1980	3	5331	N	N	11832 31ST PL NE
001	383400	0400	11/20/03	\$249,900	1630	0	7	1952	4	8146	N	N	13733 36TH AV NE
001	399270	0390	9/28/05	\$530,000	1630	0	7	1933	5	9525	N	N	11522 39TH AV NE
001	715620	0010	3/31/04	\$309,500	1640	0	7	1954	3	6509	N	N	2539 NE 105TH PL
001	145410	0376	2/24/04	\$282,500	1650	430	7	1971	3	6281	N	N	13202 37TH AV NE
001	344800	0870	4/8/03	\$235,000	1650	0	7	1979	3	8800	N	N	11825 32ND AV NE
001	383400	0611	10/15/03	\$278,257	1680	0	7	1952	4	6000	N	N	3523 NE 137TH ST
001	932480	0215	1/14/03	\$325,000	1680	0	7	1928	4	8743	N	N	3605 NE 143RD ST
001	932480	0075	2/22/05	\$430,000	1690	0	7	1938	4	8112	N	N	14327 36TH AV NE
001	145360	2000	10/19/04	\$370,000	1700	1260	7	1975	3	8588	N	N	3505 NE 135TH ST
001	407780	0455	5/20/04	\$350,000	1700	500	7	1947	4	10401	N	N	11318 40TH AV NE
001	145410	0395	12/3/03	\$250,000	1720	0	7	1959	3	9451	N	N	13024 37TH AV NE
001	890250	0120	5/21/04	\$348,950	1740	0	7	1986	4	10960	N	N	2630 NE 113TH ST
001	282604	9126	11/2/04	\$325,000	1760	630	7	1949	3	7280	N	N	2527 NE 110TH ST
001	145410	0112	9/25/04	\$350,000	1850	600	7	1976	4	7220	N	N	12720 35TH AV NE
001	399270	0415	1/13/04	\$339,000	1950	0	7	1995	3	5715	N	N	11534 39TH AV NE
001	407780	0267	3/18/03	\$267,500	2010	0	7	1942	4	8340	N	N	11016 ALTON AV NE
001	383400	0145	5/13/04	\$305,000	2020	0	7	1946	4	8145	N	N	13751 39TH AV NE
001	882090	3625	6/9/04	\$330,000	2020	0	7	1928	5	10446	N	N	11750 36TH AV NE
001	344800	0690	4/19/03	\$239,000	2100	0	7	1950	3	8675	N	N	11731 35TH AV NE
001	344800	1005	4/14/04	\$310,000	2150	0	7	1963	4	9652	N	N	3008 NE 117TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 8  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	282604	9209	8/9/04	\$375,000	2220	0	7	1999	3	7470	N	N	2523 NE 110TH ST
001	282604	9258	10/25/05	\$486,000	2360	0	7	1991	3	9700	N	N	2509 NE 107TH ST
001	890300	0063	3/19/03	\$287,000	2370	0	7	1999	3	7225	N	N	11346 28TH AV NE
001	407780	0530	7/12/05	\$415,000	2480	0	7	1915	2	10320	N	N	3624 NE 110TH ST
001	156610	0086	11/14/03	\$321,000	620	620	8	1949	5	5832	N	N	9805 RAVENNA AV NE
001	407780	0437	7/26/05	\$250,600	890	0	8	1951	3	7200	N	N	4034 NE 110TH ST
001	514400	0065	11/9/05	\$413,000	1050	800	8	1954	5	8974	N	N	10800 27TH AV NE
001	344800	0725	5/21/03	\$338,000	1290	900	8	1926	5	7700	N	N	11830 32ND AV NE
001	282604	9170	12/10/03	\$360,000	1360	450	8	1954	5	16515	N	N	2801 NE 110TH ST
001	766370	0951	3/22/05	\$310,000	1410	160	8	1947	5	7945	N	N	14283 35TH AV NE
001	383400	0462	7/10/03	\$297,450	1420	450	8	1990	3	7203	N	N	13746 35TH AV NE
001	882090	0920	9/3/03	\$375,000	1430	840	8	1978	5	7323	N	N	3525 NE 123RD ST
001	282604	9253	3/22/05	\$345,000	1440	640	8	1981	3	9600	N	N	2725 NE 110TH ST
001	407780	0496	4/12/05	\$445,000	1450	550	8	1970	4	8240	N	N	11027 39TH AV NE
001	145410	0023	4/15/04	\$385,000	1460	880	8	2004	3	7208	N	N	13228 35TH AV NE
001	407780	0509	8/2/05	\$565,000	1520	630	8	1992	3	7800	N	N	11020 39TH AV NE
001	145410	0021	4/22/03	\$325,000	1530	750	8	1976	3	7209	N	N	13230 35TH AV NE
001	344800	1025	10/27/05	\$450,000	1530	1070	8	1978	4	5839	N	N	3020 NE 117TH ST
001	145410	0145	8/25/04	\$393,000	1540	0	8	1967	3	9601	N	N	12533 37TH AV NE
001	145410	0122	5/24/05	\$359,000	1640	0	8	1948	4	7201	N	N	12711 37TH AV NE
001	882090	0942	2/12/03	\$320,000	1660	0	8	1987	3	10400	N	N	12047 A 36TH AV NE
001	145410	0154	11/13/04	\$347,500	1910	0	8	1978	3	14501	N	N	12511 37TH AV NE
001	407780	0281	3/20/03	\$440,000	2070	0	8	2001	4	7200	N	N	11054 BARTLETT AV NE
001	393590	0330	4/25/05	\$580,000	2160	0	8	2005	3	7231	N	N	11333 40TH AV NE
001	407780	0246	3/11/03	\$409,000	2240	700	8	1988	3	7519	N	N	4214 NE 110TH ST
001	344800	0865	3/29/04	\$415,000	2300	0	8	1996	3	6600	N	N	11821 32ND AV NE
001	383400	0350	5/21/04	\$520,000	2520	0	8	2001	3	12219	N	N	12372 36TH AV NE
001	882090	3090	5/26/05	\$555,000	2970	0	8	2005	3	5415	N	N	4019 NE 120TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 8  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	932480	0220	2/24/04	\$432,500	1590	0	9	2003	3	8127	N	N	14048 36TH AV NE
001	256830	0173	10/12/05	\$580,000	1600	910	9	2000	3	8645	N	N	10313 RAVENNA AV NE
001	282604	9110	8/4/05	\$650,000	2060	0	9	1998	3	6886	N	N	2548 NE 107TH ST
001	399270	0375	5/20/05	\$659,500	2820	0	9	2005	3	7200	N	N	3902 NE 115TH ST
001	407780	0269	3/21/03	\$520,000	2850	0	9	2003	3	7373	N	N	11041 BARTLETT AV NE
001	407780	0270	5/27/03	\$525,000	2850	0	9	2003	3	7373	N	N	11035 BARTLETT AV NE
001	344800	2122	8/5/03	\$520,000	2950	0	9	2003	3	4924	N	N	3208 NE 115TH ST
001	407780	0421	3/21/05	\$669,000	3270	250	9	2004	3	6100	N	N	4016 NE 110TH ST
001	407780	0417	10/24/05	\$641,000	3000	0	10	2004	3	7400	N	N	4018 NE 110TH ST
003	342604	9121	9/30/05	\$240,000	480	0	5	1947	3	5687	N	N	4502 NE 94TH ST
003	256830	0050	10/12/05	\$349,950	660	660	6	1924	3	5250	N	N	2721 NE 103RD ST
003	945520	0170	5/15/03	\$205,000	700	0	6	1946	4	7800	N	N	10337 38TH AV NE
003	256880	0281	4/28/03	\$286,000	720	430	6	1945	4	6019	Y	N	3041 NE 103RD ST
003	945520	0780	5/23/03	\$219,000	730	0	6	1948	4	7800	N	N	10047 36TH AV NE
003	521020	0072	11/19/03	\$234,000	770	0	6	1923	5	7200	N	N	4018 NE 95TH ST
003	167540	0040	3/5/05	\$300,000	790	0	6	1947	3	8100	N	N	9515 45TH AV NE
003	407380	0355	11/30/04	\$218,000	820	0	6	1948	4	6600	N	N	10008 45TH AV NE
003	955420	0120	8/24/05	\$325,000	820	0	6	1929	3	6879	N	N	3247 NE 98TH ST
003	167540	0025	3/14/05	\$362,000	830	0	6	1947	3	8100	N	N	9533 45TH AV NE
003	945520	0497	8/2/04	\$221,000	830	0	6	1945	3	7800	N	N	10056 38TH AV NE
003	342604	9124	1/14/04	\$201,000	840	180	6	1914	3	8367	N	N	3556 NE 95TH ST
003	407780	0312	12/20/05	\$320,000	860	0	6	1953	3	5400	N	N	10746 BARTLETT AV NE
003	407320	0095	4/28/04	\$250,000	960	0	6	1949	4	7200	N	N	9743 SAND POINT WY NE
003	054300	0035	12/2/03	\$282,500	990	0	6	1947	3	6333	N	N	9520 40TH AV NE
003	054300	0040	9/18/03	\$278,000	990	0	6	1947	4	6277	N	N	9512 40TH AV NE
003	955320	0215	5/26/04	\$313,250	1000	0	6	1930	3	6357	N	N	9538 32ND AV NE
003	407430	0070	4/14/05	\$322,000	1020	0	6	1951	3	4733	N	N	9718 45TH AV NE
003	156610	0750	8/19/04	\$332,000	1040	0	6	1941	4	8287	N	N	2750 NE 98TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 8**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	156610	0030	12/20/05	\$350,000	1060	0	6	1943	4	7842	N	N	9830 RAVENNA AV NE
003	407320	0010	11/17/03	\$270,000	1060	0	6	1915	5	3600	N	N	4607 NE 97TH ST
003	262960	0010	8/4/05	\$455,000	1070	500	6	1946	3	7763	N	N	3832 NE 95TH ST
003	256880	0111	3/17/05	\$300,000	1100	0	6	1951	3	8954	Y	N	3229 NE 105TH ST
003	945520	0634	11/19/03	\$285,000	1100	0	6	1948	4	8900	N	N	10004 36TH AV NE
003	407430	0165	4/16/03	\$299,950	1150	0	6	1942	4	7200	N	N	9733 46TH AV NE
003	945520	0255	3/25/04	\$335,000	1150	0	6	1958	3	7800	N	N	10319 39TH AV NE
003	407320	0131	10/19/04	\$375,000	1180	0	6	1925	3	9776	N	N	4614 NE 97TH ST
003	272604	9039	3/22/05	\$301,020	1300	0	6	1920	2	8081	N	N	4053 NE 109TH ST
003	272604	9039	1/25/05	\$300,500	1300	0	6	1920	2	8081	N	N	4053 NE 109TH ST
003	955320	0073	2/4/04	\$225,000	1340	0	6	1989	3	5729	N	N	9507 32ND AV NE
003	272604	9090	7/22/04	\$275,000	1440	0	6	1951	3	7200	N	N	10516 35TH AV NE
003	955320	0066	2/2/04	\$262,500	1470	0	6	1924	5	5785	N	N	3202 NE 95TH ST
003	407780	0366	5/18/05	\$501,000	1570	0	6	1946	3	17400	N	N	4225 NE 107TH ST
003	282604	9037	10/10/05	\$430,000	1890	0	6	1909	5	9900	N	N	10544 RAVENNA AV NE
003	342604	9115	6/24/05	\$360,000	2220	0	6	1954	3	13750	N	N	4532 NE 94TH ST
003	955320	0170	5/5/03	\$284,500	790	790	7	1939	4	8469	N	N	3052 NE 96TH ST
003	332604	9072	8/12/03	\$292,500	800	500	7	1951	4	6822	Y	N	3027 NE 100TH ST
003	332604	9040	6/6/05	\$360,000	830	300	7	1931	4	5127	N	N	9806 32ND AV NE
003	156610	0460	10/13/05	\$344,000	840	0	7	1950	4	8370	N	N	2738 NE 95TH ST
003	955320	0230	7/13/04	\$305,500	860	0	7	1940	3	5628	N	N	3207 NE 97TH ST
003	342604	9130	7/6/05	\$360,000	870	870	7	1954	3	5511	N	N	4506 NE 94TH ST
003	256880	0100	9/27/04	\$317,500	890	0	7	1950	3	8974	N	N	3247 NE 105TH ST
003	256880	0286	9/22/05	\$437,000	900	0	7	1940	3	7020	N	N	10035 32ND AV NE
003	633500	0040	10/24/03	\$296,600	900	410	7	1951	4	8144	N	N	10540 41ST PL NE
003	256880	0285	5/2/03	\$305,100	920	0	7	1941	5	7020	N	N	10041 32ND AV NE
003	407780	0403	7/15/05	\$359,950	920	920	7	1950	3	7828	N	N	10511 ALTON AV NE
003	864750	0005	9/27/04	\$340,000	920	500	7	1941	4	7383	N	N	3213 NE 100TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 8  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	955420	0205	4/25/05	\$441,500	930	840	7	1942	5	9767	N	N	3009 NE 98TH ST
003	156610	0250	11/23/04	\$228,000	960	0	7	1952	3	8313	N	N	2552 NE 96TH ST
003	156610	0325	7/7/04	\$324,000	970	740	7	1934	3	10443	N	N	2539 NE 96TH ST
003	945520	0295	4/13/05	\$358,000	980	0	7	1982	3	7800	N	N	3909 NE 105TH ST
003	521020	0108	6/10/03	\$269,950	1010	0	7	1922	4	10000	Y	N	4204 NE 95TH ST
003	955420	0065	7/11/05	\$355,000	1010	240	7	1939	4	6787	N	N	3224 NE 97TH ST
003	955420	0065	6/24/03	\$305,000	1010	240	7	1939	4	6787	N	N	3224 NE 97TH ST
003	156610	0480	8/25/04	\$310,000	1020	810	7	1952	4	8359	N	N	2714 NE 95TH ST
003	156610	0590	11/24/04	\$334,000	1020	200	7	1952	3	8320	N	N	2702 NE 96TH ST
003	167540	0075	6/6/03	\$291,500	1020	520	7	1949	4	9450	N	N	9526 44TH AV NE
003	156610	0425	12/15/04	\$301,000	1030	0	7	1952	4	8343	N	N	2739 NE 96TH ST
003	156610	0445	10/12/04	\$280,000	1030	0	7	1951	3	6658	N	N	2756 NE 95TH ST
003	945520	0115	5/3/04	\$375,000	1050	940	7	1937	5	7800	N	N	10329 38TH AV NE
003	256830	0132	5/28/03	\$277,000	1060	810	7	1926	4	10910	N	N	2751 NE 103RD ST
003	955320	0126	12/5/05	\$468,000	1060	200	7	1939	4	5750	N	N	3009 NE 97TH ST
003	407780	0308	6/8/05	\$427,000	1090	390	7	1941	4	9000	N	N	10738 ALTON AV NE
003	272604	9083	8/10/05	\$332,250	1110	0	7	1947	3	8935	N	N	10709 39TH AV NE
003	407780	0326	11/4/05	\$335,000	1110	0	7	1920	3	9600	Y	N	10725 SAND POINT WY NE
003	945520	0290	10/7/03	\$303,000	1110	0	7	1928	4	7800	N	N	3901 NE 105TH ST
003	407430	0275	3/22/04	\$311,000	1120	780	7	1958	3	7210	N	N	9518 45TH AV NE
003	407780	0355	8/15/05	\$430,000	1120	600	7	1953	4	8300	N	N	4404 NE 105TH ST
003	955320	0120	9/3/04	\$342,000	1120	800	7	1956	4	5000	N	N	9526 30TH AV NE
003	256830	0090	9/26/05	\$418,000	1130	490	7	1920	5	10590	N	N	10028 RAVENNA AV NE
003	156610	0435	12/1/03	\$247,800	1140	0	7	1952	3	8348	N	N	2751 NE 96TH ST
003	407320	0025	9/27/05	\$397,749	1150	1050	7	1954	3	7200	N	N	9549 SAND POINT WY NE
003	407780	0364	4/6/04	\$330,000	1160	600	7	1975	3	6000	N	N	4522 NE 106TH ST
003	800150	0005	12/21/04	\$355,000	1160	820	7	1957	3	7080	N	N	10642 ALTON PL NE
003	955420	0085	9/23/04	\$313,500	1160	0	7	1938	3	6786	N	N	3204 NE 97TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 8  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	262960	0030	4/21/04	\$325,000	1170	0	7	1947	5	6042	N	N	9515 40TH AV NE
003	156610	0470	4/4/03	\$259,000	1180	700	7	1948	4	9597	N	N	2726 NE 95TH ST
003	332604	9065	11/9/04	\$342,000	1180	460	7	1951	3	7202	N	N	3014 NE 98TH ST
003	945520	0415	4/1/05	\$475,000	1190	1170	7	1969	3	7800	N	N	10032 39TH AV NE
003	520820	0161	9/8/03	\$315,000	1200	500	7	1960	3	8098	N	N	9737 45TH AV NE
003	520820	0163	3/15/04	\$375,000	1200	420	7	1959	4	8098	N	N	9731 45TH AV NE
003	945520	0705	5/15/03	\$270,000	1200	1200	7	1955	3	7800	N	N	10046 35TH AV NE
003	945520	0765	3/20/04	\$289,950	1200	0	7	1948	3	7800	N	N	10029 36TH AV NE
003	955320	0006	3/11/05	\$289,000	1200	0	7	1952	3	12506	N	N	3253 NE 97TH ST
003	256880	0101	8/20/04	\$292,000	1220	0	7	1950	3	8974	N	N	3241 NE 105TH ST
003	272604	9190	4/27/03	\$345,000	1220	540	7	1987	3	7851	N	N	10708 38TH AV NE
003	256880	0053	8/20/03	\$379,000	1230	560	7	1985	3	6268	Y	N	10355 32ND AV NE
003	342604	9106	10/18/04	\$375,000	1230	420	7	1958	3	8222	Y	N	3521 NE 96TH ST
003	256830	0042	4/10/03	\$277,500	1260	710	7	1979	3	7384	N	N	2740 A NE 103RD ST
003	272604	9176	6/30/03	\$339,950	1260	600	7	1974	3	8769	N	N	10550 A 39TH AV NE
003	167540	0002	1/3/03	\$355,000	1270	500	7	1986	3	7221	N	N	9559 45TH AV NE
003	167540	0005	7/11/05	\$447,000	1270	600	7	1986	3	7221	N	N	9555 45TH AV NE
003	633500	0020	10/13/04	\$314,425	1270	0	7	1992	3	8155	N	N	10521 41ST PL NE
003	945520	0210	9/2/05	\$472,500	1270	470	7	1979	3	7800	N	N	10334 38TH AV NE
003	156610	0475	6/30/04	\$348,000	1280	820	7	1992	3	7201	N	N	2720 NE 95TH ST
003	156610	0376	8/18/05	\$370,000	1290	200	7	1964	4	7679	N	N	2520 NE 95TH ST
003	156610	0396	6/20/05	\$390,000	1300	600	7	1970	3	6445	N	N	9520 27TH AV NE
003	256830	0120	4/26/05	\$333,500	1300	780	7	1970	3	6920	N	N	10039 29TH AV NE
003	272604	9097	11/23/04	\$379,500	1300	0	7	1949	4	8926	N	N	10725 39TH AV NE
003	945520	0175	9/22/04	\$368,220	1310	250	7	1987	3	7800	N	N	10343 38TH AV NE
003	945520	0520	2/22/03	\$381,950	1310	1280	7	1972	5	7800	N	N	10026 38TH AV NE
003	256880	0012	6/23/05	\$332,500	1320	0	7	1921	4	8991	N	N	3010 NE 103RD ST
003	256880	0131	2/11/03	\$345,000	1320	620	7	1956	4	6000	Y	N	3201 NE 105TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 8  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	272604	9063	6/21/04	\$357,000	1350	770	7	1974	3	15590	N	N	10544 39TH AV NE
003	540810	0015	2/25/03	\$300,000	1350	1100	7	1953	3	6200	N	N	10015 31ST AV NE
003	945520	0770	4/13/04	\$279,000	1390	0	7	1948	3	7800	N	N	10035 36TH AV NE
003	256830	0134	3/20/03	\$285,000	1410	560	7	1959	3	9856	N	N	10045 29TH AV NE
003	156610	0045	4/7/05	\$360,000	1440	0	7	1952	3	8249	N	N	2623 NE 103RD ST
003	272604	9102	10/5/05	\$363,000	1440	0	7	1949	3	8053	N	N	4051 NE 110TH ST
003	407780	0402	11/6/03	\$303,000	1440	200	7	1963	3	8470	N	N	10529 ALTON AV NE
003	156610	0265	2/17/05	\$306,000	1460	0	7	1954	3	8305	N	N	2532 NE 96TH ST
003	407780	0309	6/16/03	\$260,000	1460	0	7	1947	4	9900	N	N	10717 SAND POINT WY NE
003	342604	9075	5/15/03	\$318,000	1500	310	7	1951	4	8215	N	N	3545 NE 96TH ST
003	256880	0121	10/21/03	\$330,000	1540	0	7	1950	4	8311	Y	N	3215 NE 105TH ST
003	342604	9128	7/26/05	\$419,900	1540	370	7	1941	5	7867	N	N	3826 NE 95TH ST
003	800150	0036	9/5/03	\$426,000	1550	400	7	1957	4	10642	Y	N	10605 ALTON PL NE
003	156610	0225	8/6/04	\$349,000	1560	0	7	1961	4	8296	N	N	2539 NE 97TH ST
003	156610	0105	10/23/03	\$308,950	1570	0	7	1950	4	8258	N	N	2515 NE 98TH ST
003	272604	9134	11/22/04	\$334,950	1590	0	7	1962	3	9956	N	N	10571 40TH AV NE
003	272604	9165	5/23/03	\$324,950	1610	0	7	1969	3	8235	N	N	10703 38TH AV NE
003	256830	0121	11/7/05	\$371,000	1620	0	7	1967	3	9941	N	N	10037 29TH AV NE
003	156610	0420	3/6/03	\$380,000	1630	0	7	1934	5	8340	N	N	2731 NE 96TH ST
003	955320	0157	6/10/05	\$425,000	1630	0	7	1946	4	6829	N	N	3050 NE 96TH ST
003	272604	9133	3/4/03	\$310,000	1650	0	7	1955	4	8710	N	N	3521 NE 110TH ST
003	332604	9071	4/26/04	\$325,000	1670	0	7	1952	3	9960	N	N	3021 NE 100TH ST
003	407780	0363	9/4/03	\$344,950	1740	500	7	1924	5	8580	N	N	10652 BARTLETT AV NE
003	272604	9040	11/20/03	\$314,999	1750	0	7	1967	3	11157	N	N	10552 39TH AV NE
003	156610	0771	7/7/05	\$276,500	1940	0	7	1947	3	9632	N	N	2720 NE 98TH ST
003	945520	0775	11/7/05	\$427,000	2110	0	7	1996	3	7800	Y	N	10041 36TH AV NE
003	945520	0775	6/19/03	\$334,000	2110	0	7	1996	3	7800	Y	N	10041 36TH AV NE
003	521020	0006	10/15/03	\$370,800	2420	0	7	1957	3	9533	N	N	10423 42ND AV NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 8**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	342604	9166	6/14/04	\$359,000	1100	500	8	1957	3	6000	N	N	3538 NE 96TH ST
003	955320	0078	2/11/05	\$375,000	1110	0	8	1947	4	7284	N	N	9525 32ND AV NE
003	256880	0323	3/26/04	\$340,500	1160	0	8	1975	3	9522	N	N	3002 NE 100TH ST
003	945520	0575	10/21/03	\$335,000	1180	520	8	1971	4	7280	N	N	10041 39TH AV NE
003	407430	0195	8/28/05	\$416,000	1220	170	8	1954	3	6000	N	N	9749 46TH AV NE
003	256880	0191	10/20/04	\$379,000	1230	890	8	1957	3	7089	N	N	10303 35TH AV NE
003	955320	0210	6/20/03	\$324,500	1240	310	8	1946	4	5635	Y	N	3203 NE 97TH ST
003	541820	0325	6/8/04	\$409,000	1250	440	8	1959	3	9358	N	N	10327 45TH AV NE
003	520920	0015	2/7/05	\$469,000	1300	1300	8	1958	4	8424	N	N	4414 NE 104TH PL
003	256880	0173	9/16/03	\$379,500	1320	820	8	1959	4	7440	N	N	3247 NE 104TH ST
003	945520	0445	1/17/03	\$385,000	1330	0	8	2002	3	6743	N	N	3914 NE 100TH ST
003	256880	0294	4/21/05	\$365,000	1340	1050	8	1956	3	6270	N	N	10038 31ST AV NE
003	013000	0075	4/29/04	\$400,000	1370	350	8	1957	3	8215	N	N	3532 NE 98TH ST
003	256880	0142	1/13/03	\$310,000	1390	900	8	1948	5	7750	Y	N	3210 NE 103RD ST
003	013000	0085	3/23/04	\$439,000	1410	750	8	1957	3	8218	N	N	3520 NE 98TH ST
003	541820	0090	10/31/05	\$520,000	1440	570	8	1961	3	7707	N	N	4217 NE 103RD PL
003	541820	0190	4/27/05	\$435,000	1440	500	8	1959	3	8859	N	N	4221 NE 105TH ST
003	541820	0350	7/8/03	\$425,000	1440	580	8	1961	3	9450	N	N	10051 45TH AV NE
003	945520	0499	9/1/04	\$489,000	1440	1210	8	1982	3	7020	N	N	10046 38TH AV NE
003	342604	9154	3/17/04	\$425,000	1450	1170	8	1955	3	8359	N	N	3826 NE 96TH ST
003	013000	0010	12/12/05	\$587,500	1460	760	8	1957	4	8222	Y	N	3509 NE 100TH ST
003	541820	0305	6/28/04	\$432,000	1460	570	8	1961	4	8126	N	N	10344 44TH AV NE
003	013000	0050	12/7/05	\$520,000	1480	310	8	1957	3	7411	N	N	9817 38TH AV NE
003	407430	0200	10/8/03	\$336,200	1490	620	8	1954	4	6600	N	N	9753 46TH AV NE
003	541850	0790	5/7/03	\$394,000	1490	610	8	1965	3	9100	Y	N	4026 NE 98TH ST
003	256830	0011	12/29/03	\$379,000	1500	470	8	1955	4	7200	N	N	2831 NE 105TH ST
003	256830	0085	4/22/04	\$395,100	1520	1090	8	1980	3	10663	N	N	10040 RAVENNA AV NE
003	541850	0590	9/17/04	\$499,950	1540	550	8	1972	3	9619	N	N	9632 42ND AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 8  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	945520	0205	3/9/05	\$429,000	1540	0	8	2004	3	7800	N	N	10340 38TH AV NE
003	256880	0220	12/14/04	\$375,000	1580	0	8	1976	3	7500	Y	N	3231 NE 103RD ST
003	407380	0170	6/16/04	\$438,000	1590	400	8	1958	4	6660	N	N	10300 45TH AV NE
003	955320	0060	9/12/05	\$405,000	1590	0	8	1973	3	6811	N	N	9524 32ND AV NE
003	541820	0140	7/2/03	\$435,000	1600	1050	8	1960	5	9209	N	N	4202 NE 103RD PL
003	541850	0270	8/26/04	\$440,000	1610	240	8	1978	3	8844	N	N	9701 44TH AV NE
003	541820	0150	4/8/03	\$359,950	1620	0	8	1960	4	10268	N	N	10308 42ND AV NE
003	541820	0385	3/13/03	\$345,000	1620	0	8	1961	3	9364	N	N	10001 45TH AV NE
003	541820	0340	1/20/03	\$359,000	1660	920	8	1959	4	9450	N	N	10301 45TH AV NE
003	858240	0050	5/6/04	\$490,000	1660	840	8	1958	3	8882	N	N	3855 NE 98TH ST
003	272604	9121	3/14/05	\$438,000	1670	830	8	1955	3	12213	N	N	10550 41ST PL NE
003	521020	0080	1/6/03	\$370,000	1710	1500	8	1940	4	7770	N	N	4032 NE 95TH ST
003	013000	0215	11/4/04	\$430,000	1740	980	8	1959	3	8160	N	N	3515 NE 98TH ST
003	521020	0070	9/13/05	\$460,000	1770	130	8	1971	4	7200	N	N	4022 NE 95TH ST
003	521020	0070	5/23/03	\$390,000	1770	130	8	1971	4	7200	N	N	4022 NE 95TH ST
003	156610	0620	8/23/04	\$425,000	1790	200	8	1978	3	8294	N	N	2731 NE 98TH ST
003	541850	0850	7/18/03	\$440,000	1810	820	8	1967	4	7350	N	N	9830 40TH AV NE
003	407380	0133	7/14/04	\$340,000	1820	390	8	1995	3	3600	N	N	10311 46TH AV NE
003	407380	0135	10/18/05	\$359,800	1820	390	8	1995	3	3600	N	N	10307 46TH AV NE
003	407320	0206	8/8/05	\$570,000	1850	760	8	1978	3	7200	N	N	10340 46TH AV NE
003	407320	0206	12/3/03	\$427,000	1850	760	8	1978	3	7200	N	N	10340 46TH AV NE
003	955420	0250	9/15/05	\$525,000	1860	0	8	1931	3	6421	N	N	3043 NE 98TH ST
003	541820	0050	1/14/04	\$447,000	1900	0	8	1960	4	12101	N	N	4101 NE 103RD PL
003	945520	0370	4/20/04	\$475,000	1900	600	8	1976	3	7870	N	N	10333 40TH AV NE
003	945520	0465	4/14/05	\$595,000	1940	1120	8	1972	3	6181	N	N	10027 40TH AV NE
003	407780	0332	11/21/05	\$517,500	2030	490	8	1991	3	7200	Y	N	10755 SAND POINT WY NE
003	407780	0372	12/5/05	\$497,000	2120	0	8	1998	3	7200	Y	N	10625 SAND POINT WY NE
003	407780	0372	8/26/03	\$412,000	2120	0	8	1998	3	7200	Y	N	10625 SAND POINT WY NE

**Improved Sales Used in this Annual Update Analysis  
Area 8  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	541850	0030	10/26/05	\$530,000	2160	0	8	1972	3	12362	N	N	10064 43RD PL NE
003	541820	0085	9/11/05	\$560,000	2210	0	8	1961	3	8087	N	N	4209 NE 103RD PL
003	256880	0162	2/25/05	\$508,000	2240	0	8	1989	3	8875	N	N	3226 NE 103RD ST
003	256880	0037	2/20/05	\$507,000	2250	0	8	1999	3	7208	N	N	3026 NE 103RD ST
003	541820	0015	3/22/05	\$470,000	2265	0	8	1961	3	9241	N	N	4112 NE 103RD PL
003	520920	0035	8/10/05	\$582,000	2310	0	8	1980	4	7500	N	N	4014 NE 104TH ST
003	541850	0500	9/27/05	\$505,500	2650	670	8	1967	3	8538	N	N	9836 41ST AV NE
003	272604	9050	2/13/04	\$665,000	3180	0	8	2003	3	11250	N	N	4039 NE 110TH ST
003	521020	0004	5/17/04	\$769,000	3230	0	8	1959	5	9533	N	N	4101 NE 105TH ST
003	541850	0380	3/25/03	\$450,000	1820	420	9	1969	3	7909	N	N	9853 43RD PL NE
003	521020	0074	8/12/04	\$479,950	1890	0	9	2001	3	7200	N	N	4020 NE 95TH ST
003	520820	0270	7/10/04	\$459,000	1940	550	9	1978	3	7416	N	N	9704 40TH AV NE
003	256880	0262	3/4/03	\$387,500	1960	0	9	1987	3	10294	N	N	3264 NE 100TH ST
003	256880	0265	1/6/05	\$388,000	2030	0	9	1986	3	7201	Y	N	10001 35TH AV NE
003	156610	0095	8/25/05	\$457,000	2170	490	9	1982	3	7261	N	N	9750 RAVENNA AV NE
003	521020	0061	6/19/03	\$475,000	2210	0	9	1999	3	7200	N	N	4016 NE 95TH ST
003	955420	0050	3/15/05	\$635,000	2560	0	9	2005	3	6787	N	N	3238 NE 97TH ST
003	156610	0245	2/22/05	\$480,000	2660	0	9	1981	3	8316	N	N	2560 NE 96TH ST
003	521020	0076	6/2/05	\$635,000	2690	0	9	2001	3	7200	N	N	4024 NE 95TH ST
003	256880	0244	10/13/05	\$775,000	2770	1300	9	2005	3	5902	N	N	3234 NE 100TH ST
003	256880	0246	6/6/05	\$800,000	2780	1300	9	2005	3	5878	N	N	3214 NE 100TH ST
003	256830	0138	8/16/04	\$630,000	2830	0	9	2004	3	7472	N	N	2743 C NE 103RD ST
003	256880	0251	6/7/05	\$839,797	2900	1300	9	2005	3	5812	N	N	3236 NE 100TH ST
003	256880	0278	10/7/05	\$729,950	2920	0	9	2005	3	7256	N	N	3230 NE 100TH ST
003	256880	0245	9/16/05	\$775,000	2930	1300	9	2005	3	5902	N	N	3216 NE 100TH ST
003	342604	9094	8/24/05	\$695,000	2980	600	9	1951	3	17014	N	N	3524 NE 96TH ST
003	256880	0249	7/19/05	\$843,000	3020	0	9	2005	3	9277	N	N	3224 NE 100TH ST
003	256830	0130	7/16/04	\$615,000	3040	0	9	2004	3	7473	N	N	2743 A NE 103RD ST

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Area 8  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	256830	0137	3/12/04	\$608,000	3040	0	9	2004	3	7472	N	N	2746 B NE 103RD ST
003	256880	0273	8/3/05	\$897,000	3050	910	9	2005	3	9274	N	N	3226 NE 100TH ST
003	520920	0056	6/4/03	\$605,000	3060	0	9	1969	5	7200	N	N	10402 40TH AV NE
003	256880	0247	7/25/05	\$687,000	3230	0	9	2005	3	7256	N	N	3220 NE 100TH ST
003	256880	0279	6/21/05	\$719,000	3360	0	9	2005	3	7256	N	N	3232 NE 100TH ST
003	156610	0705	6/16/03	\$593,100	3430	0	9	2000	3	8257	N	N	2717 NE 100TH ST
007	766370	0461	4/29/04	\$224,500	660	310	5	1949	4	7020	N	N	2721 NE 145TH ST
007	766370	0562	8/11/03	\$210,000	710	0	5	1942	5	7219	N	N	14324 25TH AV NE
007	641410	0680	1/21/05	\$245,900	790	0	5	1994	3	8740	N	N	812 NE 128TH ST
007	145360	0081	11/17/03	\$248,500	1420	0	5	1949	3	8800	N	N	13312 31ST AV NE
007	766370	0573	7/12/05	\$327,000	680	640	6	1942	4	10000	N	N	14320 25TH AV NE
007	638150	0795	12/19/05	\$329,000	710	710	6	1944	4	6856	N	N	14029 23RD PL NE
007	382220	0161	10/4/05	\$265,000	720	0	6	1943	3	7037	N	N	13761 30TH AV NE
007	638150	0255	2/9/05	\$299,500	720	330	6	1944	3	6794	N	N	14321 24TH AV NE
007	638150	0435	7/17/03	\$292,000	720	580	6	1944	5	7506	N	N	14040 24TH AV NE
007	638150	0475	12/23/03	\$236,000	720	360	6	1944	4	6936	N	N	14041 25TH AV NE
007	638150	0265	5/13/04	\$249,950	740	0	6	1944	3	6757	N	N	14327 24TH AV NE
007	382220	0086	7/14/05	\$257,500	750	0	6	1948	3	8553	N	N	2725 NE 137TH ST
007	638150	0695	5/17/04	\$224,000	750	0	6	1944	4	7085	N	N	14074 22ND AV NE
007	638150	0045	11/21/05	\$368,000	760	480	6	1944	3	10318	N	N	14307 22ND AV NE
007	638150	0555	9/22/03	\$245,000	760	0	6	1944	4	7075	N	N	14032 23RD PL NE
007	638150	1945	8/4/04	\$240,000	770	0	6	1940	3	7308	N	N	13550 22ND AV NE
007	638150	1945	11/3/03	\$219,000	770	0	6	1940	3	7308	N	N	13550 22ND AV NE
007	638150	0510	5/10/05	\$264,000	780	0	6	1944	4	6196	N	N	14086 23RD PL NE
007	638150	0825	2/8/05	\$246,150	780	0	6	1944	3	6856	N	N	14061 23RD PL NE
007	641410	0723	1/29/03	\$191,300	780	0	6	1950	3	6006	N	N	12732 ROOSEVELT WY NE
007	425090	0025	2/14/05	\$215,000	790	0	6	1925	3	8100	N	N	13321 25TH AV NE
007	113300	0020	7/11/05	\$318,000	800	800	6	1941	3	9500	N	N	12538 19TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	113300	0245	8/16/05	\$310,000	810	810	6	1935	3	7320	N	N	12740 15TH AV NE
007	641410	0600	2/22/05	\$240,500	820	0	6	1951	3	8100	N	N	12715 10TH AV NE
007	641410	0602	7/13/05	\$335,000	820	680	6	1951	4	8100	N	N	12721 10TH AV NE
007	766370	0571	11/3/04	\$208,000	820	0	6	1953	3	6619	N	N	14315 26TH AV NE
007	766370	0491	7/5/05	\$268,950	830	0	6	1940	4	6233	N	N	2720 NE 143RD ST
007	766370	0491	4/4/05	\$200,000	830	0	6	1940	4	6233	N	N	2720 NE 143RD ST
007	227150	0040	7/9/04	\$274,500	840	0	6	1948	3	8426	N	N	1025 NE 133RD ST
007	638150	1155	5/31/05	\$265,000	860	0	6	1946	3	6562	N	N	14001 23RD AV NE
007	638150	1520	4/25/03	\$204,000	860	0	6	1949	3	5000	N	N	2608 NE 137TH ST
007	638150	1720	12/13/04	\$231,000	860	0	6	1947	3	4260	N	N	2512 NE 136TH ST
007	766370	0560	7/29/03	\$195,000	860	0	6	1953	4	6513	N	N	14327 26TH AV NE
007	638150	0550	7/14/03	\$225,000	880	0	6	1944	4	7075	N	N	14036 23RD PL NE
007	202604	9032	6/27/05	\$245,100	900	0	6	1940	3	8785	N	N	13321 12TH AV NE
007	145360	0422	8/17/05	\$325,000	910	100	6	1926	4	9500	N	N	13031 31ST AV NE
007	145360	0242	8/10/04	\$281,500	920	920	6	1915	5	7266	N	N	3105 NE 133RD ST
007	145360	0242	5/15/03	\$275,000	920	920	6	1915	5	7266	N	N	3105 NE 133RD ST
007	382220	0094	11/30/05	\$280,000	920	0	6	1947	3	7500	N	N	13511 30TH AV NE
007	638150	1940	3/14/03	\$199,950	930	0	6	1949	4	7960	N	N	13554 22ND AV NE
007	382220	0062	11/18/03	\$224,000	950	0	6	1951	3	7702	N	N	13351 30TH AV NE
007	638150	1035	8/18/04	\$299,500	950	930	6	1947	3	7199	N	N	13729 22ND AV NE
007	638150	0895	8/21/03	\$236,000	960	0	6	1949	3	9600	N	N	14016 20TH AV NE
007	638150	0440	7/23/03	\$276,000	1010	200	6	1944	4	7820	N	N	14034 24TH AV NE
007	113300	0163	5/14/04	\$245,500	1030	300	6	1940	3	9500	N	N	12525 19TH AV NE
007	685570	0175	11/15/05	\$289,900	1030	0	6	1951	3	8873	N	N	1930 NE 135TH ST
007	638150	0175	8/23/05	\$340,000	1060	0	6	1936	4	7643	N	N	14329 23RD AV NE
007	638150	0175	3/26/04	\$270,500	1060	0	6	1936	4	7643	N	N	14329 23RD AV NE
007	766370	0554	9/15/04	\$225,000	1060	0	6	1951	3	5885	N	N	14329 26TH AV NE
007	638150	0385	7/8/04	\$251,025	1100	0	6	1949	4	6013	N	N	14323 25TH AV NE

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(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	638150	1055	6/12/03	\$285,000	1100	450	6	1948	4	7199	N	N	13753 22ND AV NE
007	638150	0495	2/23/05	\$325,500	1110	200	6	1944	3	8233	N	N	14063 25TH AV NE
007	382220	0145	1/25/05	\$279,950	1120	0	6	1942	4	9150	N	N	13723 30TH AV NE
007	383450	0295	5/9/05	\$309,950	1120	0	6	1952	3	8403	N	N	12746 26TH AV NE
007	663230	0192	7/21/04	\$242,000	1120	0	6	1936	3	8595	N	N	14343 19TH AV NE
007	638150	1475	4/1/03	\$203,300	1130	0	6	1942	4	8820	N	N	2624 NE 138TH ST
007	641410	0261	11/10/03	\$247,000	1190	0	6	1940	3	7998	N	N	12525 12TH AV NE
007	766370	0454	4/16/04	\$242,000	1200	0	6	1941	3	5900	N	N	2740 NE 143RD ST
007	685570	0055	11/17/03	\$218,500	1250	0	6	1952	3	8840	N	N	1710 NE 136TH ST
007	685570	0075	4/12/05	\$230,000	1250	0	6	1952	3	8840	N	N	1734 NE 136TH ST
007	861880	0010	11/30/05	\$313,700	1250	0	6	1952	3	6933	N	N	2710 NE 144TH ST
007	113300	0645	8/13/03	\$240,000	1330	0	6	1919	4	9500	N	N	13304 17TH AV NE
007	766370	0510	4/30/04	\$268,450	1380	0	6	1952	3	9028	N	N	14320 26TH AV NE
007	685570	0065	6/10/04	\$259,000	1650	0	6	1952	3	8840	N	N	1722 NE 136TH ST
007	638150	1636	7/20/04	\$238,000	1780	0	6	1947	3	6840	N	N	13515 27TH AV NE
007	685570	0070	7/26/04	\$255,000	1780	0	6	1952	4	8840	N	N	1728 NE 136TH ST
007	212604	9097	2/8/05	\$275,000	1820	0	6	1942	3	9554	N	N	13051 27TH AV NE
007	638150	1950	6/16/04	\$284,000	1840	0	6	1949	4	6343	N	N	13544 22ND AV NE
007	638150	0500	2/24/03	\$272,000	760	760	7	1944	4	7982	N	N	2427 NE 143RD ST
007	113300	0059	4/28/05	\$292,000	800	0	7	1948	3	6413	N	N	1916 NE 125TH ST
007	638150	1555	4/7/04	\$284,950	810	810	7	1952	4	6308	N	N	2603 NE 137TH ST
007	212604	9246	6/2/05	\$225,000	820	0	7	1947	3	8914	N	N	12559 22ND AV NE
007	382220	0036	8/26/05	\$254,950	830	0	7	1940	4	9265	N	N	13321 30TH AV NE
007	212604	9076	7/14/04	\$300,200	840	110	7	1941	3	6679	N	N	12517 22ND AV NE
007	382220	0126	4/15/04	\$218,500	860	0	7	1947	4	9263	N	N	13740 27TH AV NE
007	638150	0290	10/4/04	\$255,000	860	0	7	1944	3	7673	N	N	14332 24TH AV NE
007	663230	0235	1/14/04	\$297,950	860	570	7	1940	4	10290	N	N	14320 19TH AV NE
007	638150	1295	4/18/05	\$312,716	870	0	7	1940	3	8305	N	N	13727 25TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	638150	1315	8/8/03	\$196,000	870	0	7	1948	3	6174	N	N	13755 25TH AV NE
007	638150	1680	6/6/05	\$317,000	870	480	7	1941	3	7320	N	N	13510 25TH AV NE
007	641410	0235	5/25/05	\$343,000	880	130	7	1949	3	7238	N	N	1029 NE 127TH ST
007	070500	0180	3/31/05	\$250,000	890	0	7	1950	3	6000	N	N	2618 NE 133RD ST
007	145360	0381	7/22/04	\$265,000	890	0	7	1942	3	11760	N	N	13013 31ST AV NE
007	070500	0130	8/8/05	\$327,000	900	0	7	1950	3	6000	N	N	2509 NE 134TH ST
007	638150	0490	4/14/03	\$233,000	900	760	7	1944	3	7853	N	N	14057 25TH AV NE
007	070500	0135	10/25/04	\$246,000	910	0	7	1950	3	6000	N	N	2517 NE 134TH ST
007	113300	0537	6/2/04	\$226,000	910	0	7	1971	3	9500	N	N	13034 19TH AV NE
007	382220	0110	6/14/03	\$250,000	910	200	7	1947	4	7668	N	N	13704 27TH AV NE
007	663230	0153	8/12/03	\$238,000	910	0	7	1951	3	6600	N	N	14025 20TH AV NE
007	212604	9071	6/17/05	\$342,000	920	0	7	1941	3	8017	N	N	12513 22ND AV NE
007	383450	0302	8/31/04	\$209,950	920	0	7	1949	4	8422	N	N	2611 NE 130TH ST
007	638150	1855	8/12/05	\$303,000	920	0	7	1936	3	9676	N	N	13548 23RD AV NE
007	641410	0501	9/21/05	\$369,950	920	120	7	1938	4	7237	N	N	12719 12TH AV NE
007	766370	0762	10/14/04	\$296,800	920	920	7	1953	3	7320	N	N	14027 30TH AV NE
007	113300	0007	5/26/04	\$238,500	940	120	7	1954	3	5624	N	N	12506 19TH AV NE
007	113300	0345	7/1/05	\$309,950	940	0	7	1950	3	8714	N	N	13046 15TH AV NE
007	212604	9268	2/17/05	\$247,000	940	0	7	1968	3	8364	N	N	13051 28TH AV NE
007	212604	9273	8/16/05	\$305,700	940	0	7	1968	4	8621	N	N	13057 28TH AV NE
007	638150	0605	5/22/03	\$235,000	940	0	7	1948	3	6702	N	N	14013 24TH AV NE
007	641410	0710	11/10/04	\$287,000	940	300	7	1950	3	9188	N	N	12722 ROOSEVELT WY NE
007	070500	0195	3/5/04	\$256,000	950	0	7	1950	3	6000	N	N	2602 NE 133RD ST
007	383450	0301	10/23/03	\$223,000	950	0	7	1951	3	8427	N	N	2603 NE 130TH ST
007	383450	0385	10/26/04	\$280,000	950	0	7	1953	3	8410	N	N	12726 25TH AV NE
007	113300	0742	4/4/05	\$275,000	960	0	7	1955	3	5919	N	N	1551 NE 135TH ST
007	212604	9106	6/3/04	\$289,950	970	970	7	1940	4	8400	N	N	2904 NE 130TH ST
007	382220	0016	11/8/04	\$305,000	970	700	7	1953	3	9000	N	N	13402 27TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	638150	1245	3/19/03	\$275,000	970	300	7	1939	3	7846	N	N	13746 23RD PL NE
007	913210	0035	2/12/04	\$260,000	970	390	7	1948	4	8832	N	N	12513 24TH AV NE
007	442660	0140	7/15/05	\$283,000	980	470	7	1952	3	9632	N	N	12717 23RD AV NE
007	638150	1480	10/1/03	\$205,000	980	0	7	1955	3	6600	N	N	13815 27TH AV NE
007	766370	0511	8/30/04	\$294,900	980	0	7	1951	3	8370	N	N	14333 27TH AV NE
007	212604	9139	9/11/03	\$262,000	990	0	7	1947	3	9500	N	N	2321 NE 127TH ST
007	212604	9140	5/17/05	\$347,000	990	700	7	1953	3	6000	N	N	2508 NE 130TH ST
007	641410	0561	10/1/05	\$312,500	990	0	7	1950	3	7241	N	N	12732 10TH AV NE
007	212604	9227	8/17/05	\$312,000	1000	0	7	1941	4	6750	N	N	13318 20TH AV NE
007	212604	9086	5/18/05	\$330,000	1010	0	7	1949	4	8100	N	N	13344 20TH AV NE
007	638150	0055	11/22/04	\$275,000	1010	0	7	1950	3	7800	N	N	14304 20TH AV NE
007	113300	0091	2/4/04	\$215,000	1020	0	7	1985	3	7400	N	N	12544 17TH AV NE
007	209270	0070	3/23/03	\$242,000	1020	0	7	1953	3	6000	N	N	2345 NE 128TH ST
007	209270	0085	10/2/03	\$249,950	1020	0	7	1953	3	7022	N	N	12715 25TH AV NE
007	766370	0750	11/4/05	\$329,950	1020	0	7	1952	3	9000	N	N	14045 30TH AV NE
007	145360	0164	6/27/03	\$320,000	1040	600	7	2003	3	6504	N	N	13320 30TH AV NE
007	113300	0745	5/9/05	\$311,000	1050	0	7	1958	3	7841	N	N	1557 NE 135TH ST
007	382220	0031	8/5/04	\$312,500	1050	480	7	1948	3	8909	N	N	13309 30TH AV NE
007	566710	0025	8/24/04	\$240,000	1050	0	7	1953	4	7683	N	N	1003 NE 126TH ST
007	212604	9063	3/8/04	\$265,500	1060	0	7	1940	3	10247	N	N	13057 30TH AV NE
007	638150	1725	11/29/05	\$270,000	1060	0	7	1952	4	6707	N	N	13603 26TH AV NE
007	641410	0294	3/22/04	\$253,000	1060	770	7	1950	4	6330	N	N	12505 14TH AV NE
007	663230	0122	8/13/03	\$240,094	1060	0	7	1959	3	9506	N	N	14046 17TH AV NE
007	766370	0751	8/25/05	\$390,000	1060	760	7	1952	3	10850	N	N	14041 30TH AV NE
007	113300	0380	6/11/03	\$305,000	1070	360	7	1955	4	11568	N	N	1712 NE BROCKMAN PL
007	425090	0110	11/14/05	\$425,000	1070	460	7	1953	3	8168	N	N	13309 23RD PL NE
007	638150	2160	3/25/05	\$302,950	1070	0	7	1953	4	7200	N	N	13606 20TH AV NE
007	663230	0008	11/12/03	\$247,500	1070	0	7	1950	4	10552	N	N	13713 19TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	913210	0025	8/26/03	\$250,000	1070	0	7	1948	4	6062	N	N	12528 24TH AV NE
007	212604	9067	2/22/05	\$320,000	1080	420	7	1939	3	8160	N	N	12512 20TH AV NE
007	766370	0610	9/10/04	\$320,000	1080	780	7	1953	3	9364	N	N	14025 26TH AV NE
007	766370	0654	11/22/04	\$319,500	1080	140	7	1953	3	7808	N	N	14040 26TH AV NE
007	382220	0144	1/12/05	\$300,000	1090	380	7	1973	3	8039	N	N	13712 28TH AV NE
007	425090	0100	1/6/05	\$379,950	1100	400	7	1956	3	8170	N	N	2400 NE 133RD ST
007	425090	0100	4/27/04	\$300,950	1100	400	7	1956	3	8170	N	N	2400 NE 133RD ST
007	442710	0060	8/12/04	\$315,000	1100	0	7	1953	4	7200	N	N	13544 15TH PL NE
007	638150	0400	11/18/03	\$300,000	1100	800	7	1951	4	7062	N	N	14080 24TH AV NE
007	638150	1545	11/14/05	\$265,000	1100	0	7	1949	3	7151	N	N	13729 27TH AV NE
007	638150	1545	6/27/03	\$200,000	1100	0	7	1949	3	7151	N	N	13729 27TH AV NE
007	638150	2090	11/15/05	\$399,000	1100	1090	7	1950	5	6199	N	N	13511 22ND AV NE
007	212604	9127	12/19/05	\$345,000	1110	770	7	1956	3	8100	N	N	13003 25TH AV NE
007	766370	0680	7/20/05	\$349,950	1110	0	7	1952	4	7716	N	N	2616 NE 140TH ST
007	070500	0080	6/22/04	\$281,000	1120	0	7	1950	3	9800	N	N	13416 26TH AV NE
007	212604	9209	1/28/04	\$228,500	1120	0	7	1954	3	6000	N	N	2330 NE 127TH ST
007	638150	1840	9/21/04	\$370,000	1120	870	7	1940	4	7633	N	N	2423 NE 137TH ST
007	766370	0601	5/24/05	\$349,950	1120	380	7	1954	3	9364	N	N	14037 26TH AV NE
007	113300	0375	5/7/04	\$297,000	1130	790	7	1940	3	28759	N	N	1708 NE BROCKMAN PL
007	663230	0230	9/9/05	\$329,250	1130	240	7	1955	3	13806	N	N	14324 19TH AV NE
007	641410	0191	1/21/04	\$237,500	1140	0	7	1950	3	7200	N	N	12623 10TH AV NE
007	663230	0566	6/15/05	\$336,000	1140	880	7	1961	3	8694	N	N	1231 NE 140TH ST
007	641410	0244	3/21/03	\$215,000	1150	0	7	1950	3	7057	N	N	1056 NE 125TH ST
007	425090	0030	6/18/03	\$245,000	1160	0	7	1932	4	8100	N	N	13331 25TH AV NE
007	437320	0080	2/1/05	\$296,190	1160	830	7	1983	3	7500	N	N	13333 11TH AV NE
007	638150	1430	6/6/03	\$244,990	1160	0	7	1952	4	6600	N	N	2609 NE 140TH ST
007	113300	0542	11/18/04	\$329,000	1170	500	7	1977	3	9500	N	N	13312 19TH AV NE
007	212604	9141	6/23/05	\$379,500	1170	490	7	1952	3	6000	N	N	2513 NE 133RD ST

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Area 8  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	638150	0300	6/16/03	\$249,950	1170	480	7	1944	4	8584	N	N	14322 24TH AV NE
007	113300	0470	11/7/03	\$289,950	1190	460	7	1968	3	7586	N	N	1912 NE 127TH ST
007	663230	0104	3/22/05	\$375,000	1190	960	7	1964	4	9233	N	N	14018 17TH AV NE
007	766370	0623	4/6/04	\$252,000	1190	0	7	1953	3	9364	N	N	14019 26TH AV NE
007	113300	0575	6/28/05	\$318,000	1200	0	7	1950	4	8400	N	N	13345 20TH AV NE
007	145360	0124	5/6/03	\$235,000	1200	0	7	1950	3	7000	N	N	3036 NE 133RD ST
007	145360	0160	6/10/05	\$300,000	1200	0	7	1939	4	6439	N	N	13325 31ST AV NE
007	638150	0830	4/13/05	\$264,700	1200	0	7	1944	4	6856	N	N	14067 23RD PL NE
007	638150	2060	8/16/04	\$255,000	1200	0	7	1952	3	7932	N	N	2017 NE 135TH PL
007	638150	2060	4/5/04	\$220,000	1200	0	7	1952	3	7932	N	N	2017 NE 135TH PL
007	113300	0351	11/25/05	\$399,950	1210	840	7	1959	3	10802	N	N	1520 NE BROCKMAN PL
007	442710	0105	9/11/03	\$254,000	1210	0	7	1953	3	6240	N	N	13519 16TH AV NE
007	442710	0145	6/18/04	\$272,450	1230	0	7	1953	3	7200	N	N	13552 16TH AV NE
007	638150	1320	12/15/05	\$324,000	1240	0	7	1950	3	6283	N	N	2311 NE 140TH ST
007	638150	1665	4/22/03	\$310,000	1240	850	7	1986	3	11200	N	N	2518 NE 135TH ST
007	766370	0742	12/9/03	\$315,000	1240	600	7	1975	3	9638	N	N	2749 NE 143RD ST
007	638150	0870	2/27/03	\$235,000	1250	0	7	1953	3	9600	N	N	14046 20TH AV NE
007	638150	2035	7/6/04	\$252,500	1250	0	7	1950	3	9861	N	N	13563 23RD AV NE
007	766370	0543	9/2/03	\$271,500	1250	420	7	1962	4	7956	N	N	2513 NE 145TH ST
007	113300	0087	1/21/04	\$259,900	1260	1040	7	1938	3	6000	N	N	12546 17TH AV NE
007	212604	9014	6/25/04	\$335,000	1260	1260	7	1972	4	8550	N	N	13026 27TH AV NE
007	212604	9239	9/12/05	\$390,000	1260	610	7	1978	3	8151	N	N	13339 22ND AV NE
007	212604	9239	6/18/04	\$318,000	1260	610	7	1978	3	8151	N	N	13339 22ND AV NE
007	641410	0312	7/18/03	\$320,000	1260	380	7	1949	3	11008	N	N	12529 14TH AV NE
007	638150	2125	9/21/04	\$365,000	1270	520	7	1962	3	10699	N	N	13553 22ND AV NE
007	641410	0290	2/28/03	\$217,500	1270	0	7	1949	3	6600	N	N	12510 12TH AV NE
007	641410	0532	9/9/04	\$300,000	1270	680	7	1959	3	7841	N	N	1119 NE 130TH ST
007	070500	0215	4/30/03	\$254,950	1280	0	7	1951	4	6000	N	N	2508 NE 133RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	145360	0103	6/10/04	\$355,000	1280	820	7	1989	3	5000	N	N	3110 NE 133RD ST
007	113300	0146	7/14/04	\$320,000	1290	720	7	1936	4	7206	N	N	12545 19TH AV NE
007	145360	0306	11/16/05	\$385,000	1290	620	7	1989	3	6875	N	N	13020 31ST AV NE
007	145360	0306	6/22/05	\$295,000	1290	620	7	1989	3	6875	N	N	13020 31ST AV NE
007	212604	9279	6/24/05	\$387,500	1300	470	7	1972	3	7202	N	N	2025 NE 135TH ST
007	638150	1105	8/8/03	\$280,000	1300	580	7	1967	3	5709	N	N	13730 22ND AV NE
007	766370	0731	10/22/04	\$254,950	1300	0	7	1953	3	9409	N	N	14008 27TH AV NE
007	212604	9168	5/1/03	\$269,950	1320	0	7	2002	3	10608	N	N	12505 25TH AV NE
007	766370	0451	12/16/04	\$420,000	1320	960	7	2004	3	7973	N	N	2734 NE 143RD ST
007	638150	1611	5/5/03	\$245,000	1340	0	7	1946	4	13340	N	N	2525 NE 136TH ST
007	212604	9134	3/16/05	\$390,000	1350	800	7	1968	3	10100	N	N	12955 22ND AV NE
007	663230	0478	8/21/03	\$264,000	1350	0	7	1959	4	7255	N	N	1614 NE 137TH ST
007	212604	9022	8/21/03	\$245,000	1360	0	7	1950	3	7924	N	N	12515 25TH AV NE
007	212604	9064	7/18/05	\$304,000	1360	0	7	1968	3	8070	N	N	13024 28TH AV NE
007	638150	1356	3/8/04	\$355,000	1360	850	7	1940	5	8199	N	N	13712 25TH AV NE
007	766370	0752	9/24/03	\$310,950	1360	690	7	1968	3	6727	N	N	14038 28TH AV NE
007	113300	0136	9/28/05	\$449,000	1370	820	7	1967	4	8000	N	N	12713 19TH AV NE
007	113300	0695	12/8/03	\$295,000	1370	1120	7	1976	3	9500	N	N	13311 19TH AV NE
007	663230	0202	8/27/04	\$310,000	1370	0	7	1961	3	7808	N	N	14347 19TH AV NE
007	663230	0560	2/10/04	\$355,000	1370	850	7	2003	4	10850	N	N	13745 15TH AV NE
007	766370	0613	1/24/05	\$280,000	1370	0	7	1952	3	7930	N	N	14024 25TH AV NE
007	212604	9295	6/16/05	\$391,500	1380	680	7	1978	3	8166	N	N	13310 22ND AV NE
007	113300	0062	9/12/05	\$320,000	1390	0	7	1949	4	11747	N	N	12505 20TH AV NE
007	113300	0331	8/2/04	\$367,500	1390	100	7	1936	4	9500	N	N	12525 17TH AV NE
007	663230	0466	10/27/04	\$265,000	1390	0	7	1960	3	7800	N	N	13721 17TH AV NE
007	442710	0125	10/22/03	\$255,000	1400	0	7	1953	4	7200	N	N	13545 16TH AV NE
007	638150	0905	4/12/05	\$299,950	1400	0	7	1955	3	6400	N	N	14004 20TH AV NE
007	638150	1595	9/2/04	\$265,000	1410	0	7	1948	4	6780	N	N	2610 NE 136TH ST

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Area 8  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	442710	0075	1/30/04	\$266,000	1420	0	7	1953	4	6240	N	N	13524 15TH PL NE
007	638150	1560	5/21/04	\$320,000	1420	0	7	1949	3	5001	N	N	2607 NE 137TH ST
007	212604	9011	8/28/03	\$239,950	1430	0	7	1952	3	12081	N	N	2225 NE 127TH ST
007	442660	0145	10/22/03	\$299,950	1460	260	7	1952	4	9155	N	N	12709 23RD AV NE
007	383450	0380	8/23/05	\$373,490	1470	750	7	1953	3	8412	N	N	12720 25TH AV NE
007	663230	0154	9/2/04	\$290,000	1480	0	7	1951	3	6600	N	N	14019 20TH AV NE
007	663230	0201	3/21/05	\$300,000	1480	0	7	1961	3	7929	N	N	14355 19TH AV NE
007	638150	1135	10/24/05	\$354,000	1490	0	7	1959	3	10719	N	N	13719 23RD AV NE
007	663230	0146	9/16/04	\$250,000	1490	0	7	1960	3	9368	N	N	14028 19TH AV NE
007	663230	0219	8/19/04	\$246,500	1490	0	7	1992	3	2144	N	N	14350 A 19TH AV NE
007	638150	1535	5/20/03	\$235,000	1492	0	7	2005	3	5000	N	N	2618 NE 137TH ST
007	113300	0523	3/12/04	\$240,000	1500	0	7	1949	3	7800	N	N	13010 19TH AV NE
007	209270	0055	12/15/03	\$259,950	1500	0	7	1953	4	8101	N	N	2332 NE 128TH ST
007	212604	9173	11/4/04	\$422,000	1500	530	7	1950	4	8194	N	N	13016 23RD PL NE
007	442660	0040	10/21/04	\$300,000	1500	0	7	1952	3	9315	N	N	2314 NE 128TH ST
007	442710	0015	3/23/04	\$256,000	1500	0	7	1953	4	6349	N	N	13547 15TH PL NE
007	442710	0025	12/29/05	\$299,000	1500	0	7	1953	3	6337	N	N	13533 15TH PL NE
007	442710	0155	7/27/05	\$301,000	1500	0	7	1953	3	6240	N	N	13538 16TH AV NE
007	442710	0155	5/25/04	\$259,600	1500	0	7	1953	3	6240	N	N	13538 16TH AV NE
007	638150	0010	11/12/04	\$265,150	1500	0	7	1946	4	6925	N	N	14351 22ND AV NE
007	212604	9244	11/15/05	\$340,000	1510	0	7	1946	4	8213	N	N	13026 23RD PL NE
007	178760	0060	10/23/04	\$320,000	1520	400	7	1935	4	12000	N	N	529 NE 131ST PL
007	202604	9086	3/20/03	\$274,000	1530	0	7	1950	4	7780	N	N	13017 11TH AV NE
007	212604	9204	8/27/03	\$248,000	1530	0	7	1953	4	8182	N	N	13039 23RD PL NE
007	178760	0093	4/22/05	\$300,000	1540	0	7	1953	4	7875	N	N	520 NE 131ST PL
007	070500	0085	3/4/04	\$260,000	1570	0	7	1950	4	7000	N	N	2604 NE 134TH ST
007	070500	0095	6/25/03	\$265,000	1570	0	7	1950	4	7000	N	N	2618 NE 134TH ST
007	070500	0175	4/26/04	\$265,000	1570	0	7	1950	3	7000	N	N	2624 NE 133RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	382220	0028	4/20/05	\$310,750	1590	0	7	1963	3	6205	N	N	2715 NE 135TH ST
007	383450	0475	9/19/05	\$322,000	1590	0	7	1924	4	8438	N	N	12514 25TH AV NE
007	383450	0475	1/8/04	\$235,000	1590	0	7	1924	4	8438	N	N	12514 25TH AV NE
007	638150	0700	7/16/04	\$285,000	1590	0	7	1944	4	7085	N	N	14066 22ND AV NE
007	663230	0012	11/11/03	\$315,000	1590	820	7	1951	4	10649	N	N	13721 19TH AV NE
007	383450	0400	8/19/05	\$330,000	1620	260	7	1942	3	10907	N	N	12744 25TH AV NE
007	442710	0070	12/1/03	\$264,195	1620	0	7	1953	4	6240	N	N	13532 15TH PL NE
007	638150	0065	7/21/03	\$250,000	1630	0	7	1950	3	7800	N	N	14316 20TH AV NE
007	638150	0850	8/23/05	\$339,950	1630	0	7	1944	4	7096	N	N	14091 23RD PL NE
007	638150	1005	6/24/04	\$245,000	1670	0	7	1951	4	5000	N	N	2006 NE 137TH ST
007	638150	0060	12/23/05	\$320,000	1680	0	7	1950	4	7800	N	N	14310 20TH AV NE
007	641410	0462	11/9/05	\$370,000	1680	0	7	1950	4	9045	N	N	12726 12TH AV NE
007	685570	0005	5/4/05	\$325,000	1680	0	7	1951	3	9869	N	N	1925 NE 137TH ST
007	145360	0224	2/24/05	\$302,000	1690	0	7	1956	4	5790	N	N	3013 NE 135TH ST
007	145360	0224	8/29/03	\$283,000	1690	0	7	1956	4	5790	N	N	3013 NE 135TH ST
007	113300	0721	8/22/03	\$300,000	1700	0	7	1962	4	8720	N	N	13302 15TH AV NE
007	638150	0865	12/14/04	\$307,000	1730	0	7	1944	5	9600	N	N	14052 20TH AV NE
007	638150	1610	7/28/04	\$264,950	1780	0	7	1951	3	8013	N	N	2511 NE 136TH ST
007	442660	0045	6/15/05	\$347,500	1820	0	7	1952	3	9315	N	N	2320 NE 128TH ST
007	766370	0522	9/30/03	\$298,500	1820	0	7	1961	3	9486	N	N	14316 26TH AV NE
007	766370	0644	1/4/05	\$301,600	1820	0	7	1951	4	8531	N	N	14057 27TH AV NE
007	766370	0671	9/17/03	\$252,500	1830	0	7	1952	3	8501	N	N	14021 27TH AV NE
007	070500	0030	1/22/04	\$286,500	1850	0	7	1951	4	7000	N	N	2508 NE 134TH ST
007	212604	9214	5/5/05	\$380,000	1880	0	7	1955	4	7500	N	N	13039 26TH AV NE
007	382220	0068	12/28/05	\$420,000	1940	0	7	1994	3	7175	N	N	2708 NE 135TH ST
007	663230	0082	5/12/05	\$291,000	1970	0	7	1965	4	9746	N	N	13701 20TH AV NE
007	437320	0085	6/17/03	\$279,500	1980	0	7	1947	3	7500	N	N	13339 11TH AV NE
007	145360	0146	6/22/05	\$412,000	2160	0	7	1999	3	7201	N	N	13312 130TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	383450	0470	9/13/05	\$330,000	2160	0	7	1951	3	8440	N	N	12508 25TH AV NE
007	212604	9282	7/2/04	\$331,000	2180	0	7	1923	3	9272	N	N	13051 30TH AV NE
007	145360	0161	6/9/05	\$270,000	2190	0	7	1938	5	6445	N	N	13324 30TH AV NE
007	663230	0041	1/25/05	\$494,000	2210	0	7	2004	3	7437	N	N	1711 NE 140TH ST
007	442710	0180	6/8/05	\$325,000	2240	0	7	1953	4	6206	N	N	13504 16TH AV NE
007	638150	0720	8/25/04	\$350,000	2240	0	7	1992	3	7085	N	N	14044 22ND AV NE
007	638150	1765	12/16/04	\$425,000	2260	0	7	1999	3	6726	N	N	13532 23RD PL NE
007	212604	9195	6/8/04	\$355,950	2280	0	7	1953	4	8184	N	N	13031 23RD PL NE
007	202604	9063	12/18/03	\$330,000	2450	0	7	1950	3	16756	N	N	13324 11TH AV NE
007	521920	0005	8/30/05	\$465,000	3270	0	7	1999	3	11128	N	N	2126 NE 137TH ST
007	185470	0065	3/3/03	\$287,500	1010	950	8	1951	3	7200	N	N	541 NE 130TH ST
007	425090	0171	5/6/05	\$348,950	1070	670	8	1955	3	6000	N	N	13338 23RD AV NE
007	185470	0075	6/10/03	\$265,000	1130	590	8	1950	3	7200	N	N	529 NE 130TH ST
007	113300	0290	2/26/04	\$319,000	1160	1160	8	1958	3	11875	N	N	12737 17TH AV NE
007	425090	0160	7/6/05	\$371,200	1180	870	8	1958	4	8100	N	N	13348 23RD AV NE
007	766370	0453	3/11/05	\$367,500	1200	580	8	1961	3	9352	N	N	2750 NE 143RD ST
007	942150	0150	6/17/05	\$329,950	1200	630	8	1960	3	8004	N	N	13338 28TH AV NE
007	942150	0150	9/28/04	\$308,000	1200	630	8	1960	3	8004	N	N	13338 28TH AV NE
007	178760	0055	9/21/04	\$399,990	1210	1210	8	1954	4	7219	N	N	812 NE 130TH ST
007	185470	0040	5/20/04	\$339,000	1210	270	8	1953	3	7200	N	N	546 NE 130TH ST
007	247090	0010	10/24/03	\$294,000	1250	890	8	1954	3	8530	N	N	13037 8TH CT NE
007	942150	0050	10/6/03	\$297,000	1260	630	8	1960	3	8016	N	N	13327 28TH AV NE
007	202604	9094	9/2/04	\$345,000	1270	450	8	1952	3	7220	N	N	1109 NE 135TH ST
007	641410	0140	8/20/03	\$320,000	1280	910	8	1990	3	7200	N	N	815 NE 127TH ST
007	942150	0060	11/8/04	\$315,000	1280	630	8	1960	3	8010	N	N	13333 28TH AV NE
007	437320	0050	6/17/04	\$365,000	1300	540	8	1950	4	7467	N	N	13302 10TH AV NE
007	113300	0425	7/7/05	\$474,950	1350	210	8	1952	3	19000	N	N	1737 NE 130TH PL
007	638150	1760	8/27/03	\$370,000	1370	1050	8	1943	5	6679	N	N	13540 23RD PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	766370	0712	4/27/04	\$305,950	1380	1380	8	1969	4	9300	N	N	14033 28TH AV NE
007	766370	0500	10/20/04	\$404,000	1440	900	8	2001	3	9808	N	N	14336 26TH AV NE
007	638150	1973	9/14/05	\$375,000	1450	0	8	1975	3	6008	N	N	13510 22ND AV NE
007	212604	9096	12/8/03	\$242,000	1460	0	8	1959	3	8290	N	N	2627 NE 133RD ST
007	641410	0311	2/24/03	\$282,000	1480	0	8	1947	3	11000	N	N	12528 12TH AV NE
007	178760	0056	3/20/03	\$314,950	1490	700	8	1950	3	11100	N	N	13006 8TH AV NE
007	750870	0065	11/21/05	\$395,000	1490	810	8	1957	3	8326	N	N	13005 14TH PL NE
007	750870	0080	8/22/05	\$435,000	1500	820	8	1956	3	10243	N	N	13004 14TH PL NE
007	641410	0653	8/26/03	\$330,000	1530	520	8	1960	4	8693	N	N	812 NE 127TH ST
007	113300	0662	4/17/03	\$367,500	1560	800	8	2003	3	7203	N	N	13336 17TH AV NE
007	212604	9007	9/2/03	\$290,000	1710	0	8	1952	4	8160	N	N	13003 23RD AV NE
007	641410	0525	2/22/05	\$330,000	1760	0	8	1983	3	7225	N	N	1105 NE 130TH ST
007	641410	0283	11/15/04	\$395,000	1780	0	8	1984	3	7210	N	N	1039 NE 127TH ST
007	663230	0236	2/7/05	\$320,000	1910	0	8	1968	4	11069	N	N	14319 20TH AV NE
007	641410	0559	1/16/03	\$330,000	1980	0	8	1977	3	9339	N	N	1027 A NE 130TH ST
007	202604	9313	5/27/05	\$572,000	2020	590	8	2004	3	7206	N	N	13300 11TH AV NE
007	202604	9313	8/23/04	\$550,000	2020	590	8	2004	3	7206	N	N	13300 11TH AV NE
007	202604	9314	8/23/04	\$540,000	2020	590	8	2004	3	7208	N	N	13308 11TH AV NE
007	113300	0661	4/29/03	\$379,950	2170	0	8	2003	3	7200	N	N	13342 17TH AV NE
007	113300	0106	8/19/04	\$368,000	2220	0	8	1966	4	10000	N	N	12712 17TH AV NE
007	382220	0029	12/6/04	\$437,000	2250	580	8	1945	3	7200	N	N	13426 27TH AV NE
007	212604	9315	4/9/04	\$409,950	2330	0	8	2003	3	7335	N	N	13035 25TH AV NE
007	113300	0144	3/9/05	\$439,218	2410	0	8	1991	3	7225	N	N	12561 19TH AV NE
007	641410	0682	2/25/04	\$375,000	2560	0	8	1960	3	7200	N	N	820 NE 128TH ST
007	113300	0383	9/30/05	\$586,000	2630	0	8	1999	3	7266	N	N	1720 NE BROCKMAN PL
007	113300	0083	8/20/03	\$440,000	3480	0	8	2000	3	7241	N	N	12536 17TH AV NE
007	663230	0569	3/10/05	\$549,950	1800	560	9	2004	3	7205	N	N	1203 NE 140TH ST
007	663230	0567	4/22/05	\$549,950	2820	0	9	2004	3	7877	N	N	1211 NE 140TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 8  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	113300	0622	2/17/05	\$600,000	2840	0	9	2004	3	8439	N	N	1922 NE 130TH PL
008	282604	9095	8/27/03	\$195,000	700	0	5	1938	3	9600	N	N	12302 20TH AV NE
008	679810	0580	5/25/05	\$252,000	980	0	5	1938	4	5760	N	N	1609 NE 117TH ST
008	344800	0245	9/12/05	\$249,950	660	0	6	1947	3	12080	N	N	12041 HIRAM PL NE
008	890200	0414	3/19/04	\$224,950	700	200	6	1951	3	9967	N	N	11028 24TH AV NE
008	890100	0329	7/20/05	\$268,180	750	0	6	1937	4	4546	N	N	11016 15TH AV NE
008	679810	0190	12/5/05	\$265,000	760	0	6	1947	3	8100	N	N	11720 19TH AV NE
008	890100	1325	5/29/03	\$200,000	760	0	6	1940	3	9375	N	N	11047 23RD AV NE
008	679810	1010	6/25/04	\$225,000	770	0	6	1938	3	7272	N	N	12322 16TH AV NE
008	771560	0060	7/25/05	\$289,500	780	240	6	1944	3	9438	N	N	12335 22ND AV NE
008	771560	0095	7/21/03	\$250,000	780	150	6	1944	3	9627	N	N	12332 22ND AV NE
008	771560	0100	12/9/04	\$327,500	780	100	6	1944	5	11952	N	N	12334 22ND AV NE
008	771560	0100	3/3/04	\$293,000	780	100	6	1944	5	11952	N	N	12334 22ND AV NE
008	890100	1081	4/20/04	\$268,000	840	0	6	1947	3	5250	N	N	1902 NE 113TH ST
008	890100	1120	9/9/03	\$245,000	850	0	6	1942	4	7500	N	N	11354 19TH AV NE
008	771560	0125	6/4/03	\$292,500	880	300	6	1944	3	7200	N	N	2022 NE 123RD ST
008	344800	1316	7/22/04	\$218,000	890	0	6	1940	3	5600	N	N	2517 NE 120TH ST
008	679810	0225	5/25/05	\$314,000	890	440	6	1927	4	8100	N	N	11757 19TH AV NE
008	679810	0225	2/27/04	\$279,500	890	440	6	1927	4	8100	N	N	11757 19TH AV NE
008	344800	0260	9/23/05	\$283,500	910	0	6	1942	3	16350	N	N	12037 HIRAM PL NE
008	679810	1100	2/8/05	\$273,550	960	0	6	1927	3	7740	N	N	12049 PINEHURST WY NE
008	890100	0440	7/13/05	\$330,000	1030	0	6	1928	4	8282	N	N	1536 NE 113TH ST
008	679810	0482	1/21/05	\$245,000	1050	0	6	1954	3	5100	N	N	1622 NE 117TH ST
008	942340	0170	8/27/03	\$212,000	1060	0	6	1910	4	8657	N	N	12045 25TH AV NE
008	890100	0485	3/14/03	\$293,000	1090	0	6	1940	4	10050	N	N	11347 17TH AV NE
008	890100	0551	9/13/04	\$298,000	1130	0	6	1948	4	7795	N	N	11344 17TH AV NE
008	890100	1145	11/17/04	\$299,000	1170	0	6	1926	3	7203	N	N	11333 20TH AV NE
008	679810	0185	2/13/04	\$275,000	1180	0	6	2002	3	7500	N	N	11714 19TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	679810	0690	9/26/05	\$275,000	1250	0	6	1942	4	8100	N	N	11539 16TH AV NE
008	183700	0025	8/21/03	\$307,000	1340	0	6	1947	3	8325	N	N	12038 22ND AV NE
008	990400	0025	1/24/05	\$284,000	1360	0	6	1928	3	9600	N	N	11719 25TH AV NE
008	990400	0025	6/24/03	\$250,000	1360	0	6	1928	3	9600	N	N	11719 25TH AV NE
008	679810	1165	12/7/05	\$305,000	1410	0	6	1931	4	8100	N	N	12032 PINEHURST WY NE
008	890100	0575	11/10/05	\$350,000	1490	0	6	1926	3	6710	N	N	11341 19TH AV NE
008	282604	9115	8/16/04	\$270,000	860	0	7	1947	3	6480	N	N	2019 NE 117TH ST
008	890100	0475	1/4/05	\$228,000	860	0	7	1947	3	9900	N	N	1617 NE 115TH ST
008	890100	1015	1/5/05	\$298,500	860	400	7	1941	3	7800	N	N	11026 19TH AV NE
008	771510	0020	8/4/03	\$311,000	890	650	7	1941	4	7920	N	N	12335 23RD AV NE
008	890100	0690	8/10/04	\$255,500	890	0	7	1949	3	6488	N	N	11031 GOODWIN WY NE
008	890100	1055	8/12/03	\$208,000	890	0	7	1923	4	7497	N	N	11047 20TH AV NE
008	437570	0170	8/9/04	\$292,000	930	0	7	1928	3	8040	N	N	11513 23RD AV NE
008	890200	0425	7/15/03	\$285,000	930	800	7	1941	4	11004	Y	N	11244 24TH AV NE
008	890100	1126	11/7/03	\$260,000	950	0	7	1950	3	6000	N	N	1921 NE 115TH ST
008	437570	0070	9/8/04	\$306,000	960	0	7	1951	3	8040	N	N	11515 22ND AV NE
008	679810	0420	12/29/04	\$280,500	960	0	7	1931	3	8100	N	N	11746 17TH AV NE
008	890100	1270	8/22/03	\$213,000	980	0	7	1933	3	8280	N	N	2016 NE NORTHGATE WY
008	890100	0365	12/12/05	\$320,000	990	0	7	1939	3	7227	N	N	11225 GOODWIN WY NE
008	183700	0020	8/13/03	\$332,000	1000	420	7	1951	3	8160	N	N	12030 22ND AV NE
008	890100	0683	9/15/05	\$300,000	1030	0	7	1949	3	6341	N	N	11037 GOODWIN WY NE
008	282604	9172	7/12/04	\$299,900	1080	0	7	1949	3	8100	N	N	12021 23RD AV NE
008	890100	1190	9/24/03	\$245,000	1080	0	7	1941	4	7200	N	N	11330 20TH AV NE
008	890100	1290	6/17/05	\$365,000	1080	140	7	1928	4	7800	N	N	11028 20TH AV NE
008	344800	0208	3/24/03	\$255,000	1090	540	7	1954	3	10769	N	N	12071 HIRAM PL NE
008	679810	0113	1/17/03	\$240,000	1090	0	7	1951	4	6300	N	N	11502 19TH AV NE
008	890100	0640	2/13/03	\$253,000	1100	0	7	1942	3	8100	N	N	11058 17TH AV NE
008	890100	0645	6/29/04	\$277,950	1100	0	7	1942	3	7903	N	N	11056 GOODWIN WY NE

**Improved Sales Used in this Annual Update Analysis  
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(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	890200	0387	6/24/05	\$349,950	1100	510	7	1984	3	7320	N	N	2336 NE 113TH ST
008	282604	9260	10/11/04	\$345,000	1110	520	7	1990	3	7626	N	N	12033 20TH AV NE
008	890100	1590	10/12/05	\$367,500	1110	140	7	1940	4	11250	N	N	2312 NE 113TH ST
008	183700	0075	5/26/05	\$310,000	1120	270	7	1942	5	8976	N	N	12032 20TH AV NE
008	890100	0450	4/28/04	\$274,950	1120	0	7	1950	3	5370	N	N	11332 15TH AV NE
008	890100	1066	11/28/05	\$393,000	1120	640	7	1981	3	7500	N	N	11031 20TH AV NE
008	890100	0560	9/17/04	\$295,000	1130	0	7	1940	4	7500	N	N	11354 17TH AV NE
008	679810	0720	3/29/05	\$309,950	1140	0	7	1953	3	8100	N	N	1520 NE 115TH ST
008	686820	0050	11/13/03	\$319,000	1140	570	7	1947	3	8040	Y	N	2304 NE 115TH ST
008	751250	0035	8/18/05	\$405,000	1140	480	7	1952	4	6500	N	N	12314 18TH AV NE
008	890100	1070	12/27/04	\$385,000	1160	250	7	1946	3	7200	N	N	11025 20TH AV NE
008	942340	0032	10/11/05	\$370,000	1160	850	7	1987	3	7594	N	N	12339 24TH AV NE
008	890100	0705	3/31/04	\$237,000	1170	0	7	1944	3	10557	N	N	11011 GOODWIN WY NE
008	344800	1275	3/10/04	\$349,950	1180	580	7	1957	3	6216	N	N	11715 26TH AV NE
008	686820	0195	9/16/05	\$309,950	1190	0	7	1954	3	8040	N	N	11551 25TH AV NE
008	990400	0071	3/20/03	\$260,000	1190	200	7	1940	3	9600	N	N	11751 24TH AV NE
008	771560	0110	12/27/04	\$246,500	1210	100	7	1961	3	10669	N	N	12344 22ND AV NE
008	771510	0015	7/20/04	\$339,950	1230	140	7	1941	4	7920	N	N	12343 23RD AV NE
008	437570	0105	11/10/04	\$293,000	1240	0	7	1980	3	8040	N	N	11534 22ND AV NE
008	890200	0373	10/27/05	\$419,500	1240	800	7	1987	3	7270	N	N	11335 25TH AV NE
008	890100	0586	8/13/03	\$319,300	1260	400	7	1973	3	7500	N	N	11329 19TH AV NE
008	890100	0599	11/28/05	\$352,300	1260	0	7	1950	4	7500	N	N	1724 NE 113TH ST
008	344800	1193	4/1/04	\$249,950	1280	0	7	1930	4	4750	N	N	2503 NE 120TH ST
008	679810	1030	7/20/05	\$435,000	1280	420	7	1942	3	8160	N	N	12354 16TH AV NE
008	344800	1310	7/9/04	\$294,900	1290	0	7	1931	3	5920	N	N	11739 26TH AV NE
008	344800	1310	3/12/04	\$268,000	1290	0	7	1931	3	5920	N	N	11739 26TH AV NE
008	344800	1340	10/14/04	\$292,000	1320	0	7	1990	3	7000	N	N	11550 25TH AV NE
008	556920	0030	10/12/05	\$499,000	1320	400	7	1960	3	8534	N	N	12342 24TH AV NE

**Improved Sales Used in this Annual Update Analysis  
Area 8  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	679810	0260	10/19/05	\$330,000	1320	0	7	1949	3	8100	N	N	11715 19TH AV NE
008	050400	0019	6/21/04	\$294,900	1330	240	7	1997	3	1514	N	N	12344 HIRAM PL NE
008	435470	0010	8/6/03	\$267,500	1330	0	7	1954	4	6490	N	N	1912 NE 124TH ST
008	890100	1307	12/21/04	\$383,000	1330	880	7	1996	3	7503	N	N	11046 20TH AV NE
008	344800	0401	9/5/03	\$265,000	1340	0	7	2000	3	1850	N	N	12056 HIRAM PL NE
008	344800	0405	1/13/04	\$270,000	1340	0	7	2000	3	1303	N	N	2611 NE 123RD ST
008	942340	0036	5/5/04	\$307,000	1350	530	7	1962	3	7590	N	N	12320 24TH AV NE
008	344800	0421	2/4/03	\$232,000	1360	0	7	2001	3	1153	N	N	2703 NE 123RD ST
008	344800	0423	6/23/03	\$235,000	1360	0	7	2001	3	1031	N	N	2707 NE 123RD ST
008	679810	0320	5/20/04	\$288,000	1360	0	7	1940	3	8040	N	N	1716 NE 115TH ST
008	890100	0446	8/15/05	\$435,000	1360	1050	7	1994	3	7507	N	N	11326 GOODWIN WY NE
008	344800	0408	4/22/03	\$245,000	1380	0	7	2000	3	1802	N	N	12050 HIRAM PL NE
008	437570	0015	6/23/03	\$312,000	1380	0	7	1942	4	8040	N	N	11514 20TH AV NE
008	344800	1200	12/9/05	\$310,000	1390	0	7	1926	4	6480	N	N	11748 25TH AV NE
008	344800	1361	10/21/03	\$287,250	1390	1070	7	1962	3	6500	N	N	11538 25TH AV NE
008	890200	0389	5/21/03	\$340,000	1460	1060	7	1993	3	8955	Y	N	11323 24TH AV NE
008	679810	0095	12/5/03	\$310,450	1480	0	7	1950	4	8040	N	N	11515 20TH AV NE
008	890100	0540	4/28/05	\$350,000	1500	0	7	1949	4	7760	N	N	11334 17TH AV NE
008	282604	9067	3/22/05	\$379,950	1510	0	7	1935	4	7774	N	N	12013 20TH AV NE
008	282604	9067	7/6/04	\$300,000	1510	0	7	1935	4	7774	N	N	12013 20TH AV NE
008	679810	1181	2/18/04	\$340,000	1510	0	7	1951	5	8470	N	N	12050 PINEHURST WY NE
008	890100	0661	11/4/04	\$405,000	1510	690	7	1948	4	7500	N	N	1733 NE 113TH ST
008	890250	0013	8/27/03	\$250,000	1510	0	7	1949	3	10320	N	N	2448 NE NORTHGATE WY
008	890100	0455	1/14/05	\$275,000	1520	0	7	1950	3	8820	N	N	11340 15TH AV NE
008	435470	0035	9/24/03	\$278,000	1550	0	7	1954	3	7140	N	N	1917 NE 124TH ST
008	686820	0045	10/20/04	\$378,000	1610	1230	7	1947	3	8040	N	N	11508 23RD AV NE
008	751250	0050	5/2/03	\$325,000	1610	0	7	1952	3	9720	N	N	12303 18TH AV NE
008	679810	1000	3/23/05	\$370,000	1650	0	7	1978	3	11100	N	N	1527 NE 123RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	679810	1180	10/27/03	\$294,950	1650	0	7	1950	3	6634	N	N	12037 17TH AV NE
008	890100	1555	11/8/05	\$447,000	1700	0	7	1923	4	11250	N	N	11048 23RD AV NE
008	435470	0020	2/18/04	\$270,000	1720	0	7	1954	4	7670	N	N	1902 NE 124TH ST
008	344800	0180	7/22/05	\$364,000	1750	0	7	1959	3	5350	N	N	2515 NE 125TH ST
008	890100	1060	2/28/03	\$309,900	1790	0	7	1927	5	7795	N	N	11041 20TH AV NE
008	890100	0630	6/11/03	\$300,000	1910	0	7	1941	4	10152	N	N	11034 GOODWIN WY NE
008	679810	1120	7/17/03	\$338,000	1970	0	7	1991	3	7790	N	N	12029 PINEHURST WY NE
008	679810	0717	1/27/04	\$335,000	2030	0	7	1993	3	8100	N	N	11509 16TH AV NE
008	435470	0025	3/11/03	\$309,950	2070	0	7	1954	4	8340	N	N	1903 NE 124TH ST
008	344800	0185	7/11/03	\$305,000	2180	0	7	1960	3	5350	N	N	2519 NE 125TH ST
008	942340	0102	9/23/04	\$365,000	2570	0	7	1972	3	7800	N	N	12301 25TH AV NE
008	437570	0165	7/20/03	\$375,000	2810	0	7	1950	4	8040	N	N	11523 23RD AV NE
008	679810	0114	3/19/04	\$499,000	3660	380	7	2000	3	8040	N	N	11510 19TH AV NE
008	679810	0114	8/1/03	\$375,000	3660	380	7	2000	3	8040	N	N	11510 19TH AV NE
008	686820	0095	7/1/03	\$343,000	1150	830	8	1954	4	8040	Y	N	11549 24TH AV NE
008	686820	0145	11/19/04	\$380,800	1260	720	8	1950	3	8040	Y	N	11510 24TH AV NE
008	990400	0064	12/4/03	\$320,000	1270	500	8	1949	4	9600	Y	N	11739 24TH AV NE
008	679810	0315	7/9/03	\$275,000	1280	0	8	1954	3	8040	N	N	11501 19TH AV NE
008	890100	0360	10/5/05	\$376,000	1280	0	8	1940	5	6047	N	N	1525 NE 113TH ST
008	890100	1281	11/18/04	\$320,000	1300	270	8	1958	3	6000	N	N	11012 20TH AV NE
008	574570	0020	5/23/04	\$350,000	1340	650	8	1963	3	7272	N	N	1726 NE 122ND ST
008	686820	0140	8/10/05	\$420,000	1370	1220	8	1955	3	8040	Y	N	11512 24TH AV NE
008	771510	0025	6/30/05	\$392,500	1390	560	8	1941	3	7920	N	N	12331 23RD AV NE
008	679810	0535	11/21/05	\$380,000	1420	0	8	1954	3	8100	N	N	1602 NE 115TH ST
008	679810	1065	12/12/03	\$308,950	1420	600	8	1979	4	8418	N	N	12327 PINEHURST WY NE
008	890100	1608	2/1/05	\$440,000	1420	540	8	1947	3	9000	N	N	11336 23RD AV NE
008	344800	0409	8/16/04	\$300,000	1450	0	8	2004	3	1444	N	N	2701 A NE 123RD ST
008	344800	0412	8/2/04	\$295,205	1450	0	8	2004	3	1583	N	N	2701 D NE 123RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	344800	0410	10/2/05	\$351,000	1490	0	8	2004	3	1709	N	N	2701 B NE 123RD ST
008	344800	0410	8/2/04	\$303,013	1490	0	8	2004	3	1709	N	N	2701 B NE 123RD ST
008	344800	0411	8/26/04	\$304,575	1490	0	8	2004	3	1872	N	N	2701 C NE 123RD ST
008	890100	1250	12/16/04	\$337,000	1510	0	8	1966	4	7200	N	N	11315 23RD AV NE
008	890100	0339	7/22/04	\$333,500	1520	0	8	1962	4	7500	N	N	11030 15TH AV NE
008	437570	0130	3/18/03	\$275,000	1560	0	8	1941	4	8040	N	N	2205 NE 117TH ST
008	282604	9214	2/25/05	\$379,950	1590	0	8	2004	3	5670	N	N	12012 20TH AV NE
008	686820	0110	3/27/04	\$414,000	1590	1300	8	1951	4	8040	Y	N	11552 24TH AV NE
008	890100	0580	8/5/05	\$389,450	1640	0	8	1988	3	7796	N	N	11335 19TH AV NE
008	679810	0235	9/22/03	\$354,000	1860	120	8	1928	4	8100	N	N	11743 19TH AV NE
008	282604	9265	8/18/03	\$322,000	2030	0	8	1993	3	7216	N	N	1704 NE 123RD ST
008	890100	1061	4/18/03	\$419,500	2090	0	8	2003	3	7200	N	N	11045 20TH AV NE
008	344800	0341	10/14/04	\$360,000	2150	0	8	1998	3	5670	N	N	12050 25TH AV NE
008	777050	0030	11/16/04	\$398,000	2210	0	8	1966	3	8610	N	N	12311 24TH AV NE
008	282604	9070	6/18/03	\$486,000	2250	0	8	2003	3	8300	N	N	12055 20TH AV NE
008	890100	1146	6/26/05	\$499,950	2290	0	8	2005	3	7786	N	N	11335 20TH AV NE
008	890100	0543	3/22/05	\$575,000	2590	0	8	2004	3	7237	N	N	11336 17TH AV NE
008	890100	0547	3/22/05	\$584,950	2590	0	8	2004	3	7200	N	N	11338 17TH AV NE
008	437570	0100	7/28/05	\$535,000	2850	0	8	1994	3	8040	N	N	11522 22ND AV NE
008	282604	9277	5/23/03	\$509,950	2270	0	9	2003	3	9421	N	N	12053 20TH AV NE
008	282604	9279	1/20/05	\$520,000	2450	0	9	2004	3	7461	N	N	12015 20TH AV NE
008	282604	9278	2/3/05	\$530,000	2560	0	9	2004	3	7495	N	N	12017 20TH AV NE
008	777050	0070	7/21/04	\$660,000	2580	0	9	2001	3	11627	N	N	12326 24TH AV NE
008	890100	1071	5/10/05	\$695,000	3010	0	9	2005	3	7795	N	N	11029 20TH AV NE
008	344800	0364	9/3/04	\$630,000	3810	0	10	2004	3	11625	N	N	2504 NE 120TH ST

**Improved Sales Removed from this Annual Update Analysis  
Area 8  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	075200	0035	8/11/04	\$325,000	PREVIOUS IMP VALUE < 25K
001	075200	0055	12/5/05	\$315,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
001	145360	2262	7/30/03	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
001	145410	0023	6/19/03	\$135,000	DOR RATIO
001	145410	0030	1/13/03	\$264,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	145410	0101	11/4/04	\$252,000	NON-REPRESENTATIVE SALE
001	145410	0152	8/14/03	\$113,278	QUIT CLAIM DEED...
001	145410	0250	2/9/04	\$178,950	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
001	145410	0251	12/22/04	\$86,775	QUIT CLAIM DEED...
001	145410	0380	5/2/05	\$185,000	NON-REPRESENTATIVE SALE
001	145410	0381	3/3/04	\$287,500	RELATED PARTY, FRIEND, OR NEIGHBOR
001	145410	0392	3/28/03	\$286,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	145410	0431	1/13/04	\$162,500	PARTIAL INTEREST (103, 102, Etc.)...
001	145410	0445	6/1/04	\$295,839	IMP COUNT...
001	256830	0254	8/25/05	\$95,000	QUIT CLAIM DEED...
001	256830	0330	1/9/03	\$130,191	QUIT CLAIM DEED...
001	282604	9094	4/21/05	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
001	344800	0671	5/26/04	\$330,000	STATEMENT TO DOR
001	344800	0822	12/15/05	\$320,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
001	344800	1055	8/1/03	\$141,000	RELATED PARTY, FRIEND, OR NEIGHBOR...
001	344800	1921	7/5/05	\$370,000	SEGREGATION AND/OR MERGER
001	344800	2315	11/5/03	\$290,000	NON-REPRESENTATIVE SALE ...
001	383400	0220	9/1/05	\$200,000	NON-REPRESENTATIVE SALE
001	383400	0285	6/8/05	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	383400	0310	2/27/04	\$160,000	NON-REPRESENTATIVE SALE
001	383400	0810	3/1/04	\$225,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR...
001	393590	0330	3/19/04	\$160,000	DOR RATIO
001	399270	0110	11/14/03	\$170,000	NON-REPRESENTATIVE SALE ...
001	399270	0330	12/1/04	\$354,000	NON-REPRESENTATIVE SALE
001	399270	0375	9/13/04	\$180,000	DOR RATIO
001	399270	0630	5/26/04	\$318,900	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
001	407780	0216	8/19/03	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
001	407780	0258	8/21/03	\$285,750	NON-REPRESENTATIVE SALE
001	407780	0421	2/19/03	\$189,900	SHERIFF TAX SALE...
001	407780	0440	9/27/05	\$47,778	PARTIAL INTEREST (103, 102, Etc.)...
001	407780	0440	9/28/05	\$47,778	PARTIAL INTEREST (103, 102, Etc.)...
001	407780	0440	9/29/05	\$47,778	PARTIAL INTEREST (103, 102, Etc.)...
001	407780	0440	9/29/05	\$47,778	PARTIAL INTEREST (103, 102, Etc.)...
001	407780	0440	9/29/05	\$47,778	PARTIAL INTEREST (103, 102, Etc.)...
001	407780	0440	9/30/05	\$47,778	PARTIAL INTEREST (103, 102, Etc.)...
001	407780	0440	10/4/05	\$47,778	PARTIAL INTEREST (103, 102, Etc.)...

**Improved Sales Removed from this Annual Update Analysis  
Area 8  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	407780	0440	10/4/05	\$47,778	PARTIAL INTEREST (103, 102, Etc.)...
001	407780	0440	10/8/05	\$47,778	PARTIAL INTEREST (103, 102, Etc.)...
001	407780	0468	7/29/03	\$290,000	NON-REPRESENTATIVE SALE ...
001	407780	0473	11/23/05	\$75,000	QUIT CLAIM DEED...
001	407780	0503	6/27/03	\$83,850	QUIT CLAIM DEED...
001	407780	0518	7/27/03	\$34,995	QUIT CLAIM DEED...
001	407780	0549	2/17/05	\$109,816	QUIT CLAIM DEED...
001	407780	0590	4/26/05	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	417710	0025	4/25/03	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	417710	0035	12/23/04	\$213,100	RELATED PARTY, FRIEND, OR NEIGHBOR
001	514400	0036	1/22/03	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	637000	0045	12/29/03	\$195,000	DIAGNOSTIC
001	715620	0035	11/23/05	\$349,950	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
001	882090	0304	3/10/03	\$185,000	NON-REPRESENTATIVE SALE
001	882090	0685	6/25/03	\$195,000	NON-REPRESENTATIVE SALE ...
001	882090	0706	8/16/05	\$430,500	IMP COUNT
001	882090	0745	3/7/04	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
001	882090	0997	7/27/05	\$290,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
001	882090	1120	1/23/03	\$86,165	QUIT CLAIM DEED...
001	882090	3090	9/29/04	\$225,000	SEGREGATION AND/OR MERGER...
001	882090	3401	5/5/03	\$93,099	QUIT CLAIM DEED...
001	882090	3425	10/13/05	\$145,000	QUIT CLAIM DEED
001	882090	3465	7/19/04	\$235,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
001	882090	3480	6/14/05	\$173,000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
001	882190	0095	8/4/03	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
001	882190	0125	4/6/05	\$225,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
001	882290	1320	4/25/05	\$205,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
001	890250	0245	7/9/04	\$550,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
001	890250	0350	5/15/03	\$170,000	NON-REPRESENTATIVE SALE
001	890300	0067	3/20/03	\$296,500	BANKRUPTCY - RECEIVER OR TRUSTEE
001	932480	0295	9/18/03	\$196,000	BANKRUPTCY - RECEIVER OR TRUSTEE...
001	933840	0055	6/28/04	\$230,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
001	981170	0020	7/6/04	\$195,000	PREVIOUS IMP VALUE < 25K
001	981170	0140	6/13/05	\$172,500	NON-REPRESENTATIVE SALE
003	013000	0010	2/10/05	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	156610	0076	3/7/03	\$302,500	NO MARKET EXPOSURE
003	156610	0105	7/2/03	\$242,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	156610	0315	5/16/05	\$99,622	QUIT CLAIM DEED...
003	156610	0705	6/16/03	\$593,100	CORRECTION DEED
003	156610	0750	5/31/05	\$400,000	RELOCATION - SALE BY SERVICE...
003	156610	0750	5/31/05	\$400,000	RELOCATION - SALE TO SERVICE...

**Improved Sales Removed from this Annual Update Analysis  
Area 8  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	167540	0015	5/13/03	\$213,500	ESTATE ADMIN, GUARDIAN, OR EXECUTOR...
003	256830	0036	8/12/05	\$376,200	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
003	256830	0047	3/18/03	\$89,080	RELATED PARTY, FRIEND, OR NEIGHBOR...
003	256830	0050	3/28/05	\$264,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
003	256830	0130	7/15/03	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
003	256830	0147	4/17/03	\$251,500	MULTI-PARCEL SALE
003	256880	0020	11/7/03	\$275,000	NO MARKET EXPOSURE
003	256880	0121	8/4/05	\$435,000	RELOCATION - SALE BY SERVICE...
003	256880	0121	8/4/05	\$435,000	RELOCATION - SALE TO SERVICE...
003	256880	0248	8/5/05	\$736,835	% COMPLETE
003	256880	0252	9/23/05	\$715,000	% COMPLETE
003	256880	0277	9/11/05	\$730,337	% COMPLETE
003	256880	0284	11/5/03	\$392,000	NON-REPRESENTATIVE SALE
003	262960	0020	9/2/04	\$200,500	NON-REPRESENTATIVE SALE
003	272604	9032	12/8/05	\$300,950	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
003	272604	9055	1/12/05	\$380,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
003	272604	9077	10/12/05	\$21,750	QUIT CLAIM DEED...
003	272604	9079	5/15/03	\$189,900	DOR RATIO
003	272604	9086	4/25/05	\$255,500	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
003	272604	9144	9/6/05	\$439,977	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
003	272604	9145	1/6/03	\$152,771	CORPORATE AFFILIATES...
003	272604	9163	9/23/03	\$319,500	ESTATE ADMIN, GUARDIAN, OR EXECUTOR...
003	342604	9066	6/16/03	\$425,000	NO MARKET EXPOSURE
003	342604	9077	1/16/04	\$410,000	BUILDER OR DEVELOPER SALES
003	342604	9077	12/22/03	\$400,000	BUILDER OR DEVELOPER SALES
003	342604	9170	8/25/03	\$345,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	342604	9181	5/12/03	\$279,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	342604	9181	4/27/04	\$441,000	NON-REPRESENTATIVE SALE
003	407320	0030	6/2/04	\$375,000	IMP COUNT
003	407320	0030	7/1/04	\$375,000	IMP COUNT
003	407320	0040	8/15/03	\$51,298	QUIT CLAIM DEED...
003	407320	0040	2/6/04	\$91,400	QUIT CLAIM DEED...
003	407320	0055	7/16/03	\$235,000	NO MARKET EXPOSURE
003	407320	0095	8/12/03	\$178,000	NON-REPRESENTATIVE SALE
003	407320	0180	5/25/05	\$540,000	SEGREGATION AND/OR MERGER...
003	407380	0133	9/12/03	\$299,950	NON-REPRESENTATIVE SALE
003	407380	0140	5/24/04	\$335,000	DIAGNOSTIC
003	407380	0335	9/11/03	\$197,000	NO MARKET EXPOSURE...
003	407430	0005	11/23/04	\$149,500	QUIT CLAIM DEED...
003	407430	0070	3/26/03	\$69,970	RELATED PARTY, FRIEND, OR NEIGHBOR...
003	407780	0304	11/9/04	\$300,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR

**Improved Sales Removed from this Annual Update Analysis  
Area 8  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	407780	0328	5/19/04	\$299,950	IMP COUNT
003	407780	0388	2/25/03	\$244,454	ESTATE ADMIN, GUARDIAN, OR EXECUTOR...
003	520820	0155	7/6/04	\$369,500	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
003	521020	0098	5/5/03	\$324,784	NO MARKET EXPOSURE...
003	521020	0098	9/12/05	\$424,859	QUIT CLAIM DEED...
003	540810	0010	2/18/03	\$194,000	RELATED PARTY, FRIEND, OR NEIGHBOR...
003	541850	0580	4/8/03	\$433,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR...
003	541850	1010	5/29/03	\$534,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	864750	0035	7/7/03	\$388,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	945520	0520	8/11/04	\$420,000	STATEMENT TO DOR
003	945520	0525	2/14/03	\$246,231	STATEMENT TO DOR
003	955320	0068	6/30/05	\$555,000	ACTIVE PERMIT BEFORE SALE >25K
003	955320	0068	1/27/05	\$409,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR...
003	955320	0086	1/24/05	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	955320	0089	1/21/05	\$300,000	SEGREGATION AND/OR MERGER...
003	955320	0134	9/26/03	\$320,000	TEAR DOWN...
003	955420	0050	3/19/04	\$197,500	DOR RATIO
003	955420	0125	4/10/03	\$330,000	NO MARKET EXPOSURE...
007	113300	0020	4/14/05	\$393,280	SEGREGATION AND/OR MERGER...
007	113300	0059	3/4/03	\$187,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	113300	0070	7/26/05	\$353,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
007	113300	0106	10/10/03	\$299,925	NON-REPRESENTATIVE SALE
007	113300	0106	6/10/04	\$255,000	NON-REPRESENTATIVE SALE
007	113300	0136	2/21/05	\$327,860	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	113300	0136	9/10/03	\$309,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	113300	0242	10/15/03	\$349,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR...
007	113300	0290	7/22/04	\$395,000	NON-REPRESENTATIVE SALE
007	113300	0361	9/30/05	\$300,000	QUIT CLAIM DEED
007	113300	0370	11/18/05	\$10,000	SEGREGATION AND/OR MERGER...
007	113300	0660	2/26/03	\$385,750	DIAGNOSTIC
007	145360	0125	1/28/04	\$120,202	QUIT CLAIM DEED...
007	145360	0203	7/28/03	\$199,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	145360	0363	2/17/05	\$198,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	145360	0363	6/18/04	\$105,300	NON-REPRESENTATIVE SALE ...
007	185470	0005	12/28/05	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	190550	0100	12/6/04	\$230,500	NON-REPRESENTATIVE SALE
007	202604	9037	9/6/03	\$140,000	BUILDER OR DEVELOPER SALES...
007	202604	9061	5/20/03	\$285,000	NON-REPRESENTATIVE SALE
007	212604	9057	1/3/05	\$145,000	PREVIOUS IMP VALUE < 25K...
007	212604	9068	5/11/05	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	212604	9086	1/30/04	\$207,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed from this Annual Update Analysis  
Area 8  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	212604	9165	6/27/05	\$109,874	QUIT CLAIM DEED...
007	212604	9166	6/10/04	\$160,000	NON-REPRESENTATIVE SALE
007	212604	9180	8/16/05	\$120,000	QUIT CLAIM DEED...
007	212604	9216	9/30/03	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	212604	9226	12/23/03	\$291,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	212604	9277	5/14/03	\$100,000	QUIT CLAIM DEED...
007	212604	9277	3/19/03	\$32,675	QUIT CLAIM DEED...
007	212604	9284	1/10/03	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	212604	9316	8/17/05	\$90,000	QUIT CLAIM DEED...
007	382170	0010	4/24/04	\$180,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
007	382170	0062	5/2/03	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	382220	0023	2/6/03	\$265,000	DIAGNOSTIC
007	382220	0023	2/17/05	\$131,222	QUIT CLAIM DEED...
007	382220	0090	4/13/04	\$227,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
007	382220	0111	1/20/03	\$174,000	NON-REPRESENTATIVE SALE
007	382220	0135	7/1/04	\$318,000	NON-REPRESENTATIVE SALE
007	437320	0025	12/6/04	\$325,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
007	442660	0030	4/28/03	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	442660	0075	4/27/04	\$260,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
007	442710	0005	1/25/05	\$270,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
007	566710	0030	3/3/04	\$265,500	ESTATE ADMIN, GUARDIAN, OR EXECUTOR...
007	566710	0050	8/18/05	\$28,500	QUIT CLAIM DEED...
007	638150	0095	4/21/04	\$272,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR...
007	638150	0170	9/29/03	\$170,000	DIAGNOSTIC
007	638150	0515	2/21/03	\$82,500	QUIT CLAIM DEED...
007	638150	1055	6/24/03	\$285,000	RELOCATION - SALE BY SERVICE...
007	638150	1190	11/11/04	\$263,000	BUILDER OR DEVELOPER SALES
007	638150	1190	11/13/03	\$100,000	NO MARKET EXPOSURE...
007	638150	1480	5/6/04	\$81,404	QUIT CLAIM DEED...
007	638150	1540	11/8/04	\$152,000	NON-REPRESENTATIVE SALE
007	638150	1785	12/8/05	\$349,950	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
007	638150	1795	7/9/03	\$229,190	BANKRUPTCY - RECEIVER OR TRUSTEE
007	638150	1810	9/29/04	\$305,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR...
007	638150	1905	7/23/03	\$62,039	QUIT CLAIM DEED...
007	638150	1950	3/17/04	\$219,000	NON-REPRESENTATIVE SALE
007	638150	1975	6/25/04	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	641410	0170	2/26/04	\$235,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
007	641410	0363	4/26/05	\$59,662	QUIT CLAIM DEED...
007	641410	0460	1/7/04	\$221,977	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
007	641410	0591	9/9/04	\$348,000	IMP COUNT
007	641410	0692	4/23/03	\$259,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed from this Annual Update Analysis  
Area 8  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	663230	0041	11/19/03	\$145,000	DOR RATIO
007	663230	0043	3/31/04	\$81,701	QUIT CLAIM DEED...
007	663230	0076	8/1/05	\$280,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
007	663230	0155	2/12/03	\$119,450	QUIT CLAIM DEED...
007	663230	0235	11/4/04	\$136,365	QUIT CLAIM DEED...
007	663230	0563	5/13/04	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	663230	0563	12/1/03	\$426,000	SEGREGATION AND/OR MERGER...
007	685570	0005	10/22/04	\$200,000	NON-REPRESENTATIVE SALE
007	766370	0451	7/7/03	\$150,000	BUILDER OR DEVELOPER SALES...
007	766370	0551	7/15/04	\$147,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
007	766370	0562	4/15/03	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	766370	0642	11/9/05	\$339,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
007	766370	0680	11/24/04	\$232,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	766370	0733	10/6/05	\$120,353	PARTIAL INTEREST (103, 102, Etc.)...
007	766370	0743	1/28/04	\$271,500	BANKRUPTCY - RECEIVER OR TRUSTEE
007	942150	0130	5/18/05	\$395,000	UNFINISHED AREA
008	050400	0017	7/15/04	\$53,000	QUIT CLAIM DEED...
008	282604	9067	6/20/03	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	282604	9132	8/20/03	\$294,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	282604	9214	11/13/03	\$180,000	DOR RATIO
008	282604	9237	3/1/05	\$266,000	GOVERNMENT AGENCY...
008	344800	0306	8/6/03	\$30,000	NON-REPRESENTATIVE SALE ...
008	344800	0330	8/19/03	\$287,000	NON-REPRESENTATIVE SALE
008	344800	0409	9/17/03	\$255,000	TEAR DOWN...
008	344800	1365	1/7/05	\$105,030	QUIT CLAIM DEED...
008	344800	1475	6/17/04	\$199,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
008	344800	1481	8/10/05	\$295,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
008	435470	0020	12/5/05	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	437570	0095	4/29/03	\$510,000	NON-REPRESENTATIVE SALE
008	556920	0050	9/13/05	\$132,329	QUIT CLAIM DEED...
008	679810	0055	4/14/03	\$137,193	QUIT CLAIM DEED...
008	679810	0280	10/17/05	\$360,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
008	679810	0375	11/18/04	\$218,500	% COMPLETE
008	679810	0440	9/8/05	\$47,920	QUIT CLAIM DEED...
008	679810	0465	5/27/04	\$170,000	DIAGNOSTIC
008	679810	0680	5/10/04	\$205,000	IMP COUNT...
008	679810	0720	8/21/03	\$105,747	QUIT CLAIM DEED...
008	679810	1105	10/26/04	\$215,000	DIAGNOSTIC
008	686820	0050	7/2/03	\$105,000	QUIT CLAIM DEED...
008	686820	0110	9/2/03	\$277,000	NON-REPRESENTATIVE SALE
008	771560	0040	3/26/03	\$235,000	SELLING/BUYING COSTS AFFECTING SALE PRICE

**Improved Sales Removed from this Annual Update Analysis  
Area 8  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	771560	0130	11/14/05	\$5,651	QUIT CLAIM DEED...
008	890100	0466	6/21/04	\$265,000	SEGREGATION AND/OR MERGER
008	890100	0490	12/5/05	\$325,000	IMP COUNT...
008	890100	0576	12/7/04	\$315,550	BANKRUPTCY - RECEIVER OR TRUSTEE
008	890100	0576	2/4/05	\$315,550	BANKRUPTCY - RECEIVER OR TRUSTEE
008	890100	0605	8/26/03	\$301,110	BANKRUPTCY - RECEIVER OR TRUSTEE
008	890100	0605	12/5/03	\$275,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	890100	0655	2/10/03	\$289,950	STATEMENT TO DOR
008	890100	0700	1/20/05	\$270,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
008	890100	1127	7/12/05	\$148,000	QUIT CLAIM DEED...
008	890100	1145	10/17/03	\$393,000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
008	890100	1290	12/14/04	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	890100	1307	4/24/03	\$48,712	QUIT CLAIM DEED...
008	890100	1595	7/16/04	\$320,000	RELOCATION - SALE BY SERVICE...
008	890100	1595	7/16/04	\$320,000	RELOCATION - SALE TO SERVICE...
008	890100	1609	12/21/04	\$115,674	QUIT CLAIM DEED...
008	890200	0325	3/10/03	\$165,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR...
008	890200	0325	3/10/03	\$165,000	PARTIAL INTEREST (103, 102, Etc.)...
008	890200	0400	9/6/04	\$335,000	STATEMENT TO DOR
008	942340	0112	1/22/03	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	942340	0200	6/3/03	\$44,287	QUIT CLAIM DEED...



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
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Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
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**Scott Noble**  
*Assessor*

**MEMORANDUM**

DATE: February 15, 2006  
TO: Residential Appraisers  
FROM: Scott Noble, Assessor  
SUBJECT: 2006 Revaluation for 2007 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr